

## URGENT BUSINESS AND SUPPLEMENTARY INFORMATION

**Executive**

**7 October 2013**

Agenda Item Number	Page	Title	Officer Responsible	Reason Not Included with Original Agenda
6.	(Pages 1 - 954)	Local Plan Statement of Consultation – Annex B	Head of Strategic Planning and the Economy	Appendix not available at time of agenda despatch

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# The Cherwell Local Plan



## Statement of Consultation

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# The Cherwell Local Plan Submission Draft

## October 2013

### Statement of Consultation

#### Introduction

1. The purpose of this document is to set out how the Council has involved the local community, stakeholders and statutory bodies in the formation of the Cherwell District Local Plan. It sets out the various consultations undertaken, who was consulted and when. This document and its appendices summarise the main points raised as a result of each consultation and how these points were taken into account as part of the preparation of the Local Plan.

2. The Plan has also been prepared throughout with due regard to the Town and Country Planning (Local Planning) (England) Regulations 2012 and Council's adopted Statement of Community Involvement (SCI). It should also be noted that the publication of the National Planning Policy Framework (NPPF) in March 2012 resulted in a change in title of the document from the Core Strategy to the Local Plan, however terms remain consistent with the date of publication.

3. Table 1 summarises the key stages for which the Local Plan has been prepared and acts as a useful navigation tool between the Consultation Statements prepared at each formal consultation stage.

4. There have been five main stages of consultation undertaken by the Council in the plan making process.

5. There is a "Report of Consultation" available for each consultation stage and they are included as appendices to this report. Each "Report of Consultation" sets out:

- The purpose of the consultation
- How we consulted
- Distribution
- Details of exhibitions, workshops and meetings
- Response rate
- Summary of representations received
- Officers responses to each question and how they have been addressed in the Local Plan

6. Consultation responses are available to view online at <http://consult.cherwell.gov.uk/portal/ldf>. For the last two consultations they are available at [www.cherwell.gov.uk/publicationscheme](http://www.cherwell.gov.uk/publicationscheme). They are also summarised in the Appendices to this Statement. All officers used the full responses for each subsequent stage of the Plan's preparation process.

**Table 1: Local Plan Timeline**



\* Originally advertised as 28<sup>th</sup> March 2013 – 9<sup>th</sup> May 2013 before being extended.

7. Table 2 below identifies the documents forming part each consultation. Documents were placed in a range of ‘deposit’ locations including libraries and Council offices as well as being published on the Council’s website. Public Notices were placed in relevant newspapers. The documents are available on-line at [www.cherwell-dc.gov.uk](http://www.cherwell-dc.gov.uk) .

**Table 2: Public Consultation Documents**

<b>Date</b>	<b>Public Consultations – Main Documents</b>
Dec 2005	Sustainability Appraisal Scoping Paper
27 <sup>th</sup> Feb 2006 – 10 <sup>th</sup> Apr 2006	Core Strategy Issues and Options Paper, Core Strategy Spatial Report, Initial Sustainability Appraisal Report and Housing Technical Paper 1
29 <sup>th</sup> Sep 2008 – 24 <sup>th</sup> Nov 2008	Core Strategy Options for Growth – Consultation on Directions of Growth and Strategic Sites; Supporting Report: Identification of Reasonable Alternatives for Directions for Growth and Strategic Sites
22 <sup>nd</sup> Feb 2010 – 19 <sup>th</sup> Apr 2010	Draft Core Strategy & Draft Sustainability Appraisal
29 <sup>th</sup> Aug 2012 – 10 <sup>th</sup> Oct 2012	Proposed Submission Local Plan, Sustainability Appraisal, Statement of Consultation, Equalities Impact Assessment, Habitats Regulations Assessment Stage 1 – Screening, Statement of Representations Procedure
28 <sup>th</sup> Mar 2013 – 23 <sup>rd</sup> May 2013	Proposed Changes to the Proposed Submission Local Plan, Sustainability Appraisal; Statement of Consultation, Equalities Impact Assessment, Habitats Regulations Assessment Addendum, Statement of Representations Procedure

8. The Council has undertaken separate consultations for other site allocation work. Some of the consultation documents included sites also included in the preparation of the Local Plan. In parallel with the Local Plan, it has also prepared and consulted upon draft Supplementary Planning Documents for a Bicester Masterplan, and for the Canalside and Bolton Road strategic sites (both at Banbury). Those consultation documents are available on-line at [www.cherwell.gov.uk](http://www.cherwell.gov.uk). Stakeholder consultation has taken place for the production of a Banbury Masterplan.

### **Summary of Local Plan Consultation Stages**

#### *Issues and Options Consultation*

9. The first consultation on Core Strategy (now Local Plan) Issues and Options took place in February/April 2006. The document set out the strategic issues facing Cherwell to 2026 and a range of options to address them. The consultation invited comments to help inform the Councils “preferred options”. A total of eighty two responses were received.

10. The full consultation statement can be view in **Appendix 1: Issues and Options Consultation**.

#### *Options for Growth Consultation*

11. In September 2008 the Council undertook consultation on the Options for Growth document. This document sought opinions on the best ways to accommodate future housing development in Cherwell. The consultation document invited comments to help decide what the “reasonable alternatives” were.

- How might development be distributed across the District?
- Where might development go at Banbury and Bicester?
- How might development be distributed to the villages?

12. This included a variety of different consultation methods including a questionnaire, exhibitions, a summary leaflet, a newspaper wrap, and meetings. A total of three hundred and forty three responses were received.

13. The full consultation statement can be viewed in **Appendix 2: Options for Growth.**

#### *Draft Core Strategy*

14. In early 2010 the Council consulted on its draft Core Strategy. As part of its preparation, the draft Core Strategy set out and sought opinions on.

- How the district will grow
- Where this growth will be, including strategic sites for new housing and employment
- How the growth will be delivered.

15. This again included a variety of consultation methods including exhibitions, meetings, leaflets and questionnaires. A total of five hundred and ninety two responses were received.

16. The full consultation statement can be viewed in **Appendix 3: Draft Core Strategy.**

#### *Proposed Submission Local Plan*

17. The Council consulted upon the Proposed Submission Local Plan in August 2012 and invited comments on whether the Plan was considered legally compliant and sound: Positively Prepared, Justified, Effective and Consistent with National Policy. A total of some 204 responses were received.

18. The full consultation statement can be viewed in **Appendix 4: Proposed Submission Local Plan.**

#### *Proposed Changes to the Proposed Submission Local Plan*

19. The Council consulted upon a schedule of Proposed Changes to the Proposed Submission Local Plan in March 2013. These ‘Focused Changes’ sought to respond to further evidence prepared by the Council and to the representations to the Proposed Submission draft August 2012. A number of necessary major changes had been identified leading to the need to re-consult. Major changes included amending the proposed Green Boundaries to Growth outlined by Policy ESD15 to reflect new landscape evidence, some changes to the capacity of strategic housing sites, revising Policy BSC4 Housing Mix to provide for more market flexibility and clarifying the purpose of the proposed ‘area of search’ for an expanded Bicester Town centre set out in Policy SLE2: Securing Dynamic Town



Centres and Bicester 5: Strengthening Bicester Town Centre. As there was a need to consult, other minor changes were included in the consultation.

20. The full consultation statement can be viewed in **Appendix 5: Proposed Changes to the Proposed Submission Local Plan.**

### **Who have we consulted during formal consultations?**

21. The Council has consulted the general public and other groups as required by the Regulations and as set out in the Council's adopted Statement of Community Involvement. The Council has also contacted all those that have been registered on our consultation database, which now includes over 2000 bodies and individuals and which is regularly updated on request and as required. This includes the following bodies:

#### *Specific Consultation Bodies*

22. These are those we have to consult to meet the statutory requirements such as adjoining Councils and agencies such as the Environment Agency, English Heritage, Natural England and utility providers.

#### *General Consultation Bodies*

23. These include voluntary bodies and groups which represent the interests of different religious, racial, ethnic or national groups, local business groups and organisations that represent the interests of those with disabilities.

#### *Other Consultees*

24. These are those that have expressed a desire to be involved such as agents, developers, landowners and individuals (on the consultation database) and clubs and societies, charities and special interest groups.

### **What other consultation has taken place in preparing the Local Plan?**

25. In addition to periods of formal consultation, the Council has consulted on an on-going basis and to varying levels with a wide range of stakeholders including developers, Parish Councils, local organisations, national organisations and statutory bodies.

### **Forms of Additional Consultation**

#### ***Meetings with Town and Parish Councils***

26. The Council held a series of structured workshops in 2007 / 2008 to discuss a range of subjects in the interest of developing planning policy. Subjects included: directions of growth, village sustainability and clustering; settlement boundaries; the location of development within/on the edges of villages; affordable housing; employment; tourism and design.

27. The Council hosts biannual Parish Liaison Meetings where all Town and Parish Councils are invited to hear the latest work being undertaken by the District Council and to ask questions. The Local Plan has featured regularly at these meetings with the most recent being on 12 June 2013. Officers have at times held “surgeries” for attendees to come and ask any specific questions.

28. Additionally, Council officers have met with Parishes on an individual basis to discuss issues arising. Recently, with some Parish Councils, Neighbourhood Planning and the links to the Local Plan has become a focus of discussion.

### **Stakeholder Events**

29. The Council has held a number of stakeholder events that informed early Plan preparation.

- 17<sup>th</sup> May 2007 – Sustainability Appraisal – Key Stakeholders only such as EA, English Nature etc
- 4<sup>th</sup> September 2007 – Directions of Growth Workshop – Cherwell District Council, Oxfordshire County Council and Town and Parish Councils.
- 13<sup>th</sup> September 2007 – Two Directions of Growth Workshops facilitated by Adams Hendry (1 afternoon and one evening) – afternoon had 58 attendees plus Cherwell District Council and Adams Hendry staff; evening had 12 attendees plus CDC staff. Key stakeholders in attendance included the development industry, local organisations, statutory organisations and local organisations.
- 7<sup>th</sup> October 2007 – Design and Heritage Workshop - Thirty stakeholders with expertise in design and conservation fields were invited with 12 attending

### **Key Stakeholder Meetings**

30. Consultation with stakeholders has included formal one to one meetings, topic meetings and joint working to inform preparation of the Core Strategy / Local Plan and, on occasions, the respective plans and policies of the other organisations. This has included but is not restricted to meetings and dialogue with the stakeholders listed in Table 3:

**Table 3: Key Stakeholder Meetings**

<b>Key Stakeholders</b>	
Parish and Town Councils	Oxfordshire County Council
Environment Agency	Oxford City Council
Natural England	West Oxfordshire District Council
Cotswold Conservation Group	South Oxfordshire District Council
Highways Agency	Vale of White Horse District Council
SEEDA	BBOWT
Thames Valley Police	Chiltern Railways
English Partnerships	Stratford-on-Avon District Council
Oxfordshire Economic Partnership	Homes and Community Agency
Oxfordshire Fire & Rescue Services	Defence Infrastructure Organisation
Thames Valley Police	(formerly Defence Estates)
South Northamptonshire District Council	British Waterways
Aylesbury Vale District Council	

Registered Providers (Housing Associations) Thames Water	
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31. Attendance at the consultation events of other organisations has also been informative. Examples included those for the Northamptonshire SHMA and the Oxfordshire Minerals and Waste Forum.

### ***Local Strategic Partnership***

32. There have been meetings with the Cherwell LSP particularly to inform preparation of the Options for Growth and Core Strategy consultations in 2008 and 2010. The topics covered included:

- Links between the LSP and the preparation of the LDF / Local Plans
- The need to promote and enhance the role of the town centres and local shopping facilities
- The need to ensure convenient access to services and facilities
- The need to enhance and protect Cherwell's built and natural environment
- The need to ensure the full and timely provision of housing including affordable housing
- The need to promote prosperity and a sustainable economy

33. Some meetings have also been held with the Oxfordshire LSP.

### ***Duty to Cooperate***

34. Consultation with key stakeholders is highlighted above. On-going and constructive engagement with neighbouring authorities and relevant organisations has taken place since work on the Local Plan began. The Council benefits from possessing a series of very well developed, interlocking relationships with neighbouring Councils and a particularly close engagement with Oxfordshire County Council and South Northamptonshire District Council. Through the various forums, regular debate and coordination takes place on strategic planning, growth strategies, transport and economic development issues facing the sub-region, county, and district, and in relation to its neighbours.

35. A 'Statement of Compliance with the Duty to Cooperate' supports the Local Plan. Key areas of cooperation, in addition to working with specific stakeholders as outlined above, include:

- involvement in both the Oxfordshire Local Enterprise Partnership and the South East Midlands Local Enterprise Partnership
- joint working and collaboration through the Strategic Planning and Infrastructure Partnership (SPIP) supported by the Oxfordshire Planning Policy Officers group (OPPO)
- development and maintenance of a county Local Investment Plan
- joint working on Bicester and Banbury Masterplans, Gypsies and Traveller housing needs, flood risk and transport
- liaison with Bicester Vision and Chambers of Commerce
- involvement in the Oxfordshire Green Infrastructure Strategy produced by the Oxfordshire Local Nature Partnership

36. Cooperation has helped shape the Local Plan, for example in understanding the growth needs of Bicester, the opportunities associated with strategic investment in the railways, the need for regeneration in central Banbury, strategic highway issues, the re-alignment of the national logistic needs of the military, and the environmental priorities for the future.

37. The Council will continue to work with neighbouring authorities and others on planning issues which cross administrative boundaries.

Core Strategy  
Issues and Options 2006

**Appendix 1: Summary of Consultation**

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## **1 Issues and Options Paper**

In February 2006 Cherwell District Council undertook consultation on a Core Strategy Issues and Options paper.

The document set out the strategic issues facing Cherwell to 2026 and a range of options to address them. The consultation invited comments to help inform the Council's "preferred options".

### **1.1 How did we consult?**

The consultation ran for six weeks from 27 February 2006 – 10 April 2006.

#### **1.1.1 Distribution**

The consultees listed in the Statement of Community Involvement were notified by letter or email and were asked to comment on the Issues and Options paper. Specific (statutory) consultees (such as parish councils, the Environment Agency, the County Council) were sent a hard copy of the document.

Hard copies were also placed at deposit locations across the district including libraries and Council offices.

The document was available to view online at [www.cherwell.gov.uk](http://www.cherwell.gov.uk)

#### **1.1.2 Press Coverage**

Statutory notices were placed in local newspapers to advertise the commencement of the consultation.

#### **1.1.3 Meetings**

Prior to the publication of the Issues and Options consultation document a workshop for internal officers was held. This workshop brought key officers from different teams together to aid the formulation of the Core Strategy's key issues, strategic objectives, and the vision for the district to 2026.

### **1.2 Responses**

We received a total of **82** responses to the Issues and Options consultation. These generated a total of **1098** comments which have all been attributed to the relevant section of the document. Some responses did not state the question/s to which the response relates, and officers have taken a decision as to the applicable question. This sometimes means that the same comments are placed under a number of questions.

All responses made during the consultation period are available to view online at [www.cherwell.gov.uk](http://www.cherwell.gov.uk)

### **1.3 Sustainability Appraisal**

An Initial Sustainability Appraisal Report was produced for consultation alongside the Issues and Options Paper (as well as a Technical Paper on Housing Figures, and a Spatial Report). Some comments on the Sustainability Appraisal were also made to the Core Strategy document and these are discussed in Section 2.2.



## 2 Summary of Responses to Questions

Set out below are summaries of the responses to each question. When preparing their responses Officers used the full responses. The summaries are below are a guide only, and full responses to all the questions can be viewed at <http://consult.cherwell.gov.uk/portal/ldf/cs>. The full responses will also be used by officers in preparing the next stage of the Core Strategy.

### 2.1 Introduction

#### 2.1.1 Summary of Response

One response comments that it is important that the Core Strategy is rigorously considered and durable in the long term to avoid recasting policy and changing direction and emphasis in terms of the strategy and the spatial distribution of development.

Whilst another comments that there is need for a robust evidence base, integrated sustainable policies, for the Core Strategy to be 'objective led', to promote and regulate sustainable development, to protect and enhance the landscape, and to be coherent with other relevant plans and strategies.

One respondent made the comment that the role of the more sustainable Category 1 settlements should be considered (this comment was made to the Core Strategy as a whole).

English Heritage stated that the introduction should make reference to further guidance including that produced in 'Environmental Quality in Spatial Planning'

One respondent notes that the Issues and Options Paper has been published prior to the completion of an Employment Land Study, a study which should inform the Core Strategy Preferred Options.

A respondent points out that as Cherwell District Council adjoins the city of Oxford, the Local Development Framework for the district will have a material effect on Oxford's future role as one of the major cities in the South East.

Another respondent feels adequate employment, retail and entertainment should be provided on the same sites as housing to achieve the aims of PPG13.

Whilst another respondent states that the Core Strategy should not follow a competing 'option led' approach, as this could polarise attitudes.

#### Officer Response

These responses raise important points to be taken into account in preparation of the Core Strategy, particularly regarding the evidence base. At this early stage in the preparation of the Core Strategy many evidence studies are emerging or yet to be commissioned and more work is required before progressing. Some of the more general comments (i.e. the role of sustainable settlements) are responded to elsewhere in this document.

## **2.2 Sustainability Appraisal**

### **2.2.1 Summary of Response**

One respondent suggests the final Sustainability Appraisal should contain a full account and justification for the rejection of certain options in the development of the Council's preferred strategy.

One respondent suggests that regarding Objective 8, the following wording should be added: 'including local stone which is a finite resource and should be built so as to be easily reused as building stone in the future'.

### **Officer Response**

The Sustainability Appraisal appraises options and informs the LDF at all relevant stages. The SA framework contains objectives for the use of recycled materials and local products.

## **2.3 Planning Policy Context**

### **2.3.1 Summary of Response**

One respondent asks 'what is the relationship between the LDF and national and regional policy guidance and to what extent will they repeat each other?'

Another asks 'what is the timeframe for the Core Strategy?'

One respondent would like to know the status of the NSCLP.

One respondent asks 'what is the status of the Adopted Cherwell Local Plan 1996, which policies have been saved and why?'

### **Officer Response**

The comments above are brief summaries of more detailed responses, which all appeared to ask for clarification on the existing planning policy framework, and the process of preparing the Local Development Framework.

Although the Core Strategy might not be the appropriate place to explain which policies of the Adopted Local Plan have been saved, it is important to ensure that future Local Development Framework publications are reader friendly and explain the process simply to aid public understanding of the document and generate as many useful responses as possible.

## **2.4 Links to Community Plan**

### **2.4.1 Summary of Response**

One respondent suggests paragraph 4.5 needs to make reference to wider landscape settings rather than protecting individual buildings. There also needs to be reference to the District's registered battlefield.

Another supports the reference to high standards of design being necessary in new developments.

One of the comments received suggests that there needs to be greater emphasis on crime reduction in the Spatial Report .

It has been suggested that the Spatial Report: Appendix B; Table 1 should now include the Government's 'Securing the Future' strategy and 'The Historic Environment: A Force for Our Future' (DCMS, Dec 2001).

References to Circular 1/94 should be replaced with Circular 1/06.

### **Officer Response**

The 'Links to Community Plan' section summarised the links between the Community Plan and the Local Development Framework – it listed the issues arising from the Community Plan, which was published in 2002. So whilst the additional issues suggested in response to this section (i.e. the recognition of wider landscape settings) are important to consider in the Core Strategy, they cannot, through this document, be retrospectively added to the Community Plan.

The responses also highlight the need to ensure an up to date literature review is used to inform the Local Development Framework, with references to current documents throughout LDF documents.

## 2.5 Spatial Portrait

### 2.5.1 Summary of Response

One respondent suggests the Core Strategy needs to recognise the existence of major employers outside of the District's main urban areas.

Another comments that the Spatial Portrait needs to recognise the wider historic environment including locally important features and historic landscapes, for example as well as registered historic parks and gardens and the registered battlefield mentioned.

One respondent argues that some reference is made to out commuting in Bicester but more needs to be made to the more balanced and sustainable patterns in Banbury. Whilst another agrees with the reference to Banbury as the main settlement in the District which dominates the economy. Several respondents meanwhile comment that the Portrait should make specific reference to Bicester as a sustainable and appropriate location to meet some of the development needs of the District.

One respondent feels the LDF should tackle the acknowledged high levels of out commuting through allocation of new employment land in Bicester and another respondent feels the Portrait should acknowledge the importance of hotels to the economy.

A respondent suggests that what is necessary is a more robust assessment in terms of:

- The characteristics of each settlement
- The Spatial Portrait in general
- Open space and sports pitch provision

It is commented that the previously developed land issue in this section is incorrect. Previously developed land plays an important role in the current Non-Statutory Cherwell Local Plan and will play an important role in the future. The draft RSS also makes reference to it.

It is suggested that the Portrait should make reference to the contribution that school traffic makes to congestion and another respondent thinks that the impact of HGV's cutting through villages should be considered.

One respondent comments that the Portrait should consider the role of open space in detail and accessibility to it and another comments that it should make specific reference to biodiversity hotspots. Another suggests that the Portrait needs to take into account the evolving approach to biodiversity designations (SPAs and SACs). One respondent suggests the Portrait should make reference to the possibility of releasing an appropriate Green Belt site in view of the economic benefits that would arise.

Several respondents feel a more comprehensive assessment of the housing market is needed:

- The Portrait needs to consider the housing market as a whole rather than only affordable housing
- The Portrait relates to the whole population but refers only to those most in need. It needs to consider a wider assessment of the gap in affordability

One respondent feels the Portrait lacks sufficient reference to the demographic profile of the district and another respondent feels it lacks sufficient reference to education in terms of attainment and aspirations. Whilst another suggests the Portrait needs to consider

wider sociological issues (and their implications) i.e. demographic change and immigration.

One respondent has a query over why the threshold of 3,500 has been used instead of 3,000 for village population. One respondent feels the importance of Category 1 villages should be recognised within this Portrait.

Another comments that there is general support for inclusion of Spatial Portrait - it provides a consistent starting point for those wishing to participate and establishes what the LPA considers to be the condition of the area.

One respondent feels this section underestimates the existing problems in the south of Banbury.

One respondent would like to see continuation of policy with regards to the expansion of motorway service areas to be permitted (according to criteria).

### **Officer Response**

There are some interesting issues raised in response to this section. The Spatial Portrait was a relatively brief summation of current local circumstances, provided to establish the context for the Core Strategy. Some of the more detailed 'issues' arising from these local circumstances (i.e. the housing market, open space provision etc) were the focus of the later 'Issues' sections where questions were posed concerning how best to tackle the main issues facing the district. However there may be opportunities to more closely link the 'portrait', 'spatial vision', and 'key issues' sections to ensure that there is a more 'forward looking' thread throughout the document.

## **2.6 Key Spatial Issues**

Comments on the components of a sustainable Cherwell community

Comments divide broadly into the following groups:

### **2.6.1 Services**

Some support for services to be accessible to rural areas. However, for rural settlements to be sustainable the objectives of PPS7 should be fully recognised.

### **2.6.2 Environment**

One respondent suggests there needs to be greater reference to the historic environment in terms of the inclusion of high quality built environment assets, and in terms of the character of other settlements.

One respondent feels that paragraph 6.8 should refer to “minimising” rather than “reducing” waste – also waste minimisation is not only related to climate change.

Several respondents feel there needs to be more reference to energy consumption and the difference between mitigation and adaptation. One respondent suggests a change to bullet point 5 to read “Minimise the effects of climate change through improving energy efficiency in the built environment, reducing the need to travel and minimising waste production, and prepare for the impacts of climate change by avoiding flood risk areas, resilience to increased storms and temperatures in building design and green architecture”.

### **2.6.3 Housing**

One respondent argues there is too much emphasis on affordable housing rather than the provision of all forms of housing (owner occupied and affordable).

However another respondent feels the reference to affordable housing is inadequate and does not reflect needs or demand, furthermore, there needs to be greater reference to monitoring in order to achieve an adequate supply and sustain the delivery of housing.

One respondent feels these components are a ‘shopping list’; they are not all appropriate and there is limited emphasis on the reuse of PDL, despite government guidance.

Another respondent comments that this section fails to acknowledge that Greenfield land and opportunities can in some circumstances represent a more sustainable alternative to PDL, particularly where a Brownfield site cannot be delivered within the plan period or where its current condition may render it inappropriate for certain development types

Its is commented that there is the need for a reference to high quality housing design.

One respondent suggests that housing targets should meet RSS targets to 2026.

### **2.6.4 General Comments**

It is suggested that there needs to be greater reference to the relationship between Oxford and the smaller Cherwell settlements.

Some general support, but development strategy criteria need to be included, based upon reducing the need to travel.

One respondent feels the issues that need to be considered in terms of sustainable communities are the range of shops, services and facilities, access to public transport and other centres and the range of job opportunities.

One respondent argues that all of these components are supported, but they must be attempted within environmental limits and without endangering the District's attractiveness.

One respondent agreed with all the components listed.

**Officer Response**

Many of the issues raised in response to this question were already listed in the section (service access, public transport etc) – so the comments suggest an endorsement of factors already taken into account rather than new factors not previously considered. Some of the comments suggest 'tweaking' the existing wording to make the meaning more explicit (i.e. refer to high quality housing design, rather than the existing wording of 'high quality built environment assets', or referring to 'mitigating and adapting to climate change' rather than 'minimising the effects of climate change'). These responses can be taken into account in producing the next stage of the Core Strategy.



## **2.7 Key Spatial Issues**

### ***Do you agree with the Key Spatial Issues?***

Comments can be divided into the following groups:

#### **2.7.1 General Comments**

A respondent suggests there needs to be better linkages and integration between housing, transport and jobs.

#### **2.7.2 Comments on Key Spatial Issue 1**

One respondent feels there needs to be a link between residential development and convenient access to services and facilities: out commuting can be reduced by taking up employment land to keep pace with residential development.

Another respondent states that the document needs to recognise the links between health, community facilities, education, accessible transport and open space and recreation when determining sites for development.

It is also suggested that the document needs to recognise not only accessibility to services but also the quality of those services. The focus needs to be not only on convenient access but also providing the necessary supporting infrastructure.

It is commented that specific reference to the provision of adequate organised playing pitches should be made. Whilst another suggests that there needs to be more reference to adequate employment provision as necessary to reduce out commuting (particularly in Bicester).

Reference needs to be made to the Rights of Way Improvement Plan and the Rights of Way/Countryside Access Network.

There should be greater parking provision at Banbury station which may encourage more people to use public transport.

One respondent feels the transport commitment is meaningless and the Council should be committing itself not to provide accessible transport but providing sustainable transport networks and improving these networks.

Another respondent comments that reducing the need to travel can be achieved through providing convenient access to services.

#### **2.7.3 Comments on Key Spatial Issue 2**

##### **2.7.3.1 Green Belt:**

One respondent believes there has been no rigorous SA of the merits of accommodating growth close to Oxford and that the Core Strategy is also immature in pursuing the Oxfordshire Structure Plan 2016 Green Belt policy, which has a shorter shelf life than the imminent RSS.

A respondent believes there are circumstances where the Oxford Green Belt should be reviewed and land released on a strictly controlled basis in pursuit of wider planning and sustainability objectives. Another respondent argues that the Green Belt should be reviewed possibly in order to create new settlements. Development just outside Oxford could provide a long-term solution for Oxford without impacting on the Green Belt or on the

historic setting of the City. Whilst another suggests changing the wording to allow for release of Green Belt land where benefits would be of regional importance.

However another respondent suggests the Green Belt needs to be maintained to keep the separation of communities and that it should be made more attractive.

One respondent argues that preserving the Green Belt should not be confused with preserving the built and natural environment, as it can often have the opposite effect by placing greater pressure on towns to become dormitories.

#### **2.7.3.2 Climate Change:**

It is suggested that bullet point three should be changed to "Mitigating and adapting to the effects of climate change". The respondent also feels it would be useful to list the impacts of climate change, and to develop targets to ensure that new developments are sustainably constructed.

#### **2.7.3.3 Historic Environment:**

Several respondents refer to protection and enhancement and comment that:

- The fifth bullet point needs to refer to enhancement and increasing access, as well as protection
- A Conservation Area is by statutory definition 'an area whose character or appearance it is desirable to preserve or enhance'. This bullet point also needs to make reference to the importance of setting. It should read: 'Protection, conservation and enhancement of the historic environment and built heritage and its setting'

#### **2.7.3.4 Ecological Value:**

One respondent shows particular support for bullet point four.

#### **2.7.3.5 General:**

One respondent feels reference should be made to minimising resource use.

One respondent suggests reference should be made to the Rights of Way Improvement Plan and the Rights of Way/Countryside Access Network.

One respondent suggests an extra bullet point should be added to read "Conserve and enhance the Cotswolds Area of Outstanding Natural Beauty".

One respondent suggests the document promotes the use of locally sourced materials to reduce the environmental cost of meeting its development objections.

#### **2.7.4 Comments on Key Spatial Issue 3**

One respondent suggests reference should be made to the Rights of Way Improvement Plan and the Rights of Way/Countryside Access Network.

One respondent argues that there needs to be a proper analysis of the sustainability of all sites which have the potential of being of regional significance in accommodating economic growth.

#### **2.7.5 Comments on Key Spatial Issue 4**

One respondent suggests that emphasis should be placed on the need to make efficient use of land as this has more long term implications than securing adequate housing.

One respondent objects to the term 'adequate', they are concerned as this implies that the full needs of the community will not be met.

One respondent refers to the requirement to meet the provisions of the emerging South East Plan and suggests:

- The term 'adequate' needs to be replaced to acknowledge that the targets within the draft South East Plan should be met.
- This bullet point needs to make more explicit the need to provide sufficient housing to meet the targets contained in the emerging South East Plan and the most recent housing projections.
- This Key Issue also needs to acknowledge that some green field land will have to be utilised for development where there is not adequate Previously Developed Land.

One respondent supports the reference to Previously Developed Land.

One respondent suggests that this section needs to consider the circumstances of the city of Oxford, which is running out of land to meet housing requirements. But, another respondent suggests that it is unrealistic to disperse Oxford's growth to other settlements.

One respondent suggests the Core Strategy needs to consider the need to review settlement boundaries.

One respondent feels there needs to be proper monitoring of housing provision, housing needs, and the ODPM housing projections.

One respondent argues the affordable housing policy should not be polarised - it should not only provide for those who are homeless or who are unlikely to ever compete in the open market, but also on those who fall just marginally short of sustaining a mortgage as these people are equally vulnerable.

#### **2.7.6 Comments on Key Spatial Issue 5**

One respondent suggests a need to consider increasing accessibility to town centres, particularly for those who do not have access to a car.

Another respondent argues that the creation of a sustainable settlement hierarchy should not be done in a way which causes smaller settlements to simply "fossilise". All settlements should move towards greater self-containment to reduce the need to travel for employment and services.

#### **Officer Response**

Some of the comments support the key issues as drafted. Some of the more specific issues raised (i.e. Green Belt review) are considered elsewhere in the more detailed sections of this document. Many of the comments refer to the need to consider links between the key issues, between the sustainable location of housing, employment, services and factors such as open space, and the need to consider the sustainable provision of infrastructure. Creating links between the different topics, and considering the timely provision of the required infrastructure, is an important consideration as we progress with the Core Strategy.

## **2.8 Key Spatial Issues**

In defining a sustainable settlement hierarchy, what issues should be considered in assessing the sustainability of the district's settlements?

### **2.8.1 Summary of Response**

- Population size
- Available sites for development
- Education provision
- Retail provision (comparison and convenience goods)
- Distance to nearest largest town
- Public transport
- Employment opportunities
- Flood risk
- Services
- Leisure opportunities provision
- Pubs
- Road capacity
- Facilities
- Churches
- Employment opportunities outside district boundaries
- The possibility of creating a whole new settlement
- Settlement size
- Housing markets
- Community facilities
- Recreational facilities
- Historic role of settlement
- Existing categorisation in Non Statutory Cherwell Local Plan
- Oxfordshire Structure Plan allocation
- Relative roles of neighbouring settlements
- Functionality and interrelationship between settlements
- Mobile services should be considered

### **Officer Response**

All of these issues will be considered to a greater or lesser extent in determining the sustainability of the Districts settlements.

## 2.9 Spatial Vision

### 2.9.1 Summary of Response

One respondent suggests that specific reference should be made to the larger villages and their potential in delivering sustainable communities and reducing the need to travel to Banbury and Bicester.

Another respondent feels the Spatial Vision is unclear and generalised and needs to show how alternative options have been examined.

Several respondents support the statement that Cherwell should maintain its rural character.

Several responses refer to the focus on Banbury, Bicester and Kidlington

- The distinction between rural Cherwell and the three centres of Banbury, Bicester and Kidlington is both contested and supported
- The classification of 'rural areas' is too generalised: the Vision should be for the whole District, not just the three largest settlements
- Local distinctiveness should be promoted in all areas not just Banbury, Bicester and Kidlington

One respondent suggests the Vision also needs to focus on the wider historic environment rather than only built heritage.

The Vision needs to make clear what 'good environmental practice' means.

One respondent suggests the Vision needs to make specific reference to out commuting and its social implications and environmental impacts.

One respondent argues that the Vision looks at the Cherwell District in isolation from Oxford, whereas there should actually be an integrated approach.

It is suggested that the Vision should refer to the potential review of the Green Belt.

One respondent suggests after the acknowledgement that growth will have occurred, the Vision should highlight where this growth has been directed, i.e. Banbury and Bicester.

One respondent feels the Vision should make specific reference to congestion.

Several comments were made relating to Previously Developed Land (PDL):

- The Vision should make specific reference to the preference for PDL
- If PDL is fully made use of, it will be necessary then to identify and build further (Greenfield) locations for growth to meet requirements, including urban extensions

One respondent argues that Banbury and Bicester should be the main locations for growth in the LDF period. If the needs of the community for a decent home are not being addressed as evidenced by demand, affordability and inadequate supply additional provision should be made.

Another believes more detail is needed with regards to the role of Bicester, its airfield and its listed buildings.

One respondent suggests the first sentence should be expanded to read 'Cherwell's communities will offer a range and choice of accessible housing and employment opportunities available to everyone and provide the social and physical infrastructure on which they depend'.

One respondent argues if there is a need to reduce reliance on the private car, we should therefore avoid development in rural areas.

One respondent suggests the principle of 'work local, think local' should be taken forward in the spatial distribution of development.

One respondent argues that a range and choice of housing should be dispersed rather than concentrated in the main urban areas. There are often reasons why people chose to live in rural areas despite the relative paucity of local services.

One respondent suggests the Vision should also consider the importance of a large scale leisure or employment development which could contribute to a vibrant local economy on a regional basis.

### **Officer Response**

The majority of the comments raised are in relation to detail of the vision. There is a general consensus that it is too generalised and does not go into enough depth. The comments received ask for specific reference to be made on various areas such as sustainable development, congestion problems, the historic environment, housing, leisure, employment etc.

Whilst many of these issues are covered in the vision set out in this document, we accept that the references made may be too broad at this stage.

The vision will be developed further and refined in the draft Core Strategy and will address many of the comments raised here.

## 2.10 Spatial Objectives

### 2.10.1 Summary of Response (General)

One respondent suggests that the local development context (para 8.16 onwards) should refer to the Oxfordshire Community Strategy and Partnership.

One respondent considers that all references to the Oxfordshire Structure Plan should be replaced by the South East Plan.

One respondent asks if the order of the Objectives is reflective of priority.

One respondent suggests the objectives should be linked to provide a coherent strategy.

One respondent feels that Para 8.2 is hypocritical, another respondent feels Para 8.11 is hypocritical, and another considers all of the objectives to be hypocritical.

One respondent suggests that the word 'suitable' should be defined in relation to Para 8.8.

### 2.10.2 Summary of Response (Objective 1)

One respondent considers that development should be carefully sited so as to reduce the need to travel to larger urban areas in accordance with PPG13.

One respondent suggests there should be greater parking provision at Banbury station to encourage the use of public transport.

One respondent argues that development should be located with regard to the accessibility of the site to health and community facilities, education and infrastructure. This is consistent with policy advice at all levels.

One respondent suggests that objective 1 should also make reference to good quality, accessible housing and employment opportunities.

### 2.10.3 Summary of Response (Objective 2)

The Highways Agency supports policy that aims to reduce the number of trips made using private cars.

One respondent argues that planning cannot reduce dependency of choice to use the private car and therefore should only provide viable alternatives.

### 2.10.4 Summary of Response (Objective 3)

One respondent feels that this objective should make reference to the possibility of reusing buildings as well as land.

One respondent suggests a mixed use development approach should be taken to ensure that developments are sustainable in terms of transport.

One respondent supports the emphasis on PDL to meet development needs.

One respondent objects to the term 'underused land' as they feel this could lead to inappropriate over development.

Respondents made the following comments in relation to Greenfield land:

- Spatial Objective 3 should make reference to the need for green field housing land to meet housing requirements to respond to the advice in PPG3 and PPS3
- Significant green field land release (in the most appropriate and sustainable locations) seems inevitable as the supply of readily available PDL will not be sufficient

#### **2.10.5 Summary of Response (Objective 4)**

One respondent suggests the increase in the provision of playing pitches would enable the objectives of this element of the Core Strategy to be met.

One respondent raised a query over the use of the term 'of value'.

One respondent suggests objective 4 should read "To protect, enhance and expand .....", as this would be consistent with PPS7.

One respondent feels there should be reference to the encouragement of sustainable transport methods as a means of managing climate change within this issue.

#### **2.10.6 Summary of Response (Objective 5)**

One respondent asks 'what does local distinctiveness mean' and 'will the Council provide additional guidance'.

#### **2.10.7 Summary of Response (Objective 6)**

One respondent suggests deleting the wording 'where appropriate' as the inclusion of robust criteria based development control policies within the LDF will be sufficient to determine the 'appropriateness' of the individual proposals.

One respondent suggests making reference to reducing resource consumption/sustainable use of resources as per the Structure Plan to include broader waste management issues.

One respondent feels it should make reference to sewer flooding, and minimising the risk to people from sewer flooding.

#### **2.10.8 Summary of Response (Objective 7)**

One respondent argues that Banbury has already lost too many important historical buildings and therefore, buildings in any category of listing should be improved and enhanced and also put to new uses rather than demolished and used as a Brownfield site.

One respondent suggests including the following wording in the Spatial Objectives "Conserve and enhance the Cotswolds Area of Outstanding Natural Beauty".

One respondent suggests text should also be included to state the need to maximise opportunities for creating habitats as well as conserving and enhancing existing features.

One respondent asks 'would this objective not include reference to making efficient use of land' and 'does it refer to ecological rather than biological resources'.

#### **2.10.9 Summary of Response (Objective 8)**

One respondent suggests that development should be located in urban areas with the most sustainable transport options, rather than reviewing the Green Belt boundaries.

Another respondent argues that Green Belt should be reviewed in the light of the Structure Plan Panel's Report and of the RSS process.



One respondent suggests that a proper Sustainability Appraisal should be undertaken to assess the performance of selective releases of the Green Belt.

One respondent feels that reviewing the boundaries could identify a pattern of sustainable development, which could meet possible future development needs.

One respondent argues the existing boundaries are too tightly defined as new development in existing settlements has already encroached into the Green Belt. Therefore small scale reviews in exceptional circumstances may be necessary.

Another respondent suggests that not reviewing the Green Belt boundary will lead to a worsening gap in what the market can afford and what the market provides. Small scale reviews will facilitate affordable and market housing to meet local housing needs.

#### **2.10.10 Summary of Response (Objective 9)**

One respondent comments that it is not possible to 'recession proof' the District?

One respondent argues that in order to provide a sound local economy, sufficient quantities of housing need to be provided where people want to live.

#### **2.10.11 Summary of Response (Objective 10)**

One respondent wishes to see a balance between the provision of homes and employment, either through the strategic co-location of development sites or through the identification of sites with the potential for mixed use.

#### **2.10.12 Summary of Response (Objective 11)**

No comments.

#### **2.10.13 Summary of Response (Objective 12)**

One respondent suggests that when assessing the sustainability of tourism development, transport implications should be considered.

#### **2.10.14 Summary of Response (Objective 13)**

One respondent feels that the Objectives are not based on the guidance in PPG3 and draft PPS3. Objective 13 is too restrictive and is not based on assessment of housing markets, affordability and demand. The South East Plan is not a sound basis as it is currently in its draft form and has received a significant level of objection in relation to housing targets.

One respondent suggests the principal aim of the LDF should be to ensure that sufficient land comes forward over the plan period to allow for the delivery of housing requirements set out in the County Structure Plan and the South East Plan. It should therefore read "To ensure that sufficient available land, premises and sites can be brought forward over the plan period to 2026 to deliver the housing requirements of the Oxfordshire Structure Plan 2016".

One respondent feels the timescale of the SE Plan should be reflected in the Core Strategy and so Objective 13 should refer to the delivery of housing requirements for the District up to 2026.

#### **2.10.15 Summary of Response (Objective 14)**

One respondent feels that it needs to be stressed that affordable housing should be of a high standard.

Another respondent feels that this objective is unreasonable as the provision of affordable housing should be based on an up to date, comprehensive housing requirement study.

#### **2.10.16 Summary of Response (Objective 15)**

One respondent feels that specific reference should be made to the need to provide adequate housing in rural areas in order to enhance their sustainability credentials.

Several respondents support this objective, but there needs to be a commitment from the Council to promote a satisfactory level of housing.

#### **2.10.17 Summary of Response (Objective 16)**

Several respondents support the mentioning of sustainable communities, but criticises that they are only mentioned in a limited context.

General support for the recognition that settlements do interact and they should not be judged in isolation.

One respondent suggests the objective should make reference to the networking of settlements according to sustainable transport nodes.

One respondent feels the objective should make reference to the sustainable settlement hierarchy, with Banbury at the top.

#### **2.10.18 Summary of Response (Objective 17)**

One respondent suggests an additional objective should be added: 'To maintain and enhance the role of Banbury as the principal urban area within the District and the location of a wide range of jobs, services and housing opportunities'.

#### **2.10.19 Summary of Response (Objective 18)**

No comments.

#### **2.10.20 Summary of Response (Objective 19)**

Several respondents support this objective because this may potentially reduce the need to travel to large urban areas.

### **Officer Response**

We received comments about general formatting and the structure of this section. Comments also highlight the need for accurate references and clear definitions. These 'housekeeping' issues will be addressed in the Draft Core Strategy. A comprehensive structure/format is being considered and the Draft Core Strategy is likely to be organised into clear geographic areas and general topic areas.

The majority of the comments received relate to the detail of the various objectives. Many suggest that objectives need to be expanded to incorporate various detailed matters. We agree that some of the objectives are too broad and vague within this document and we will develop them further in the Draft Core Strategy.

Whilst we agree that some objectives need further detail, most of the suggestions made are considered too detailed for inclusion within this section. The objectives are there as a guide, to help set out the detailed policies to fulfil them. Hence the detail policies will contain many of the points raised by respondents and it is not necessary to repeat them in the objectives section.

In response to comments proposing the *revision of the Green Belt boundary* be included as an objective. The South East Plan did not identify a need for a strategic review of the

boundary within our district; therefore it was not identified as a strategic objective in this document.

Objective 12 *to encourage sustainable tourism development to raise the profile of North Oxfordshire* is no longer considered a strategic objective following this publication. The South East Plan did not identify Cherwell as a location where major new tourist development should be directed and the Council's own Tourism Study 2008 highlighted that tourism was not as great a part of the local economy than for other areas. For these reasons this will no longer remain a strategic objective however other policies within the Draft Core Strategy and the later Delivery DPD will address issues relating to and encouraging sustainable tourism development.

## **2.11 Key Issue 1**

The need to ensure convenient access to services and facilities

### **2.11.1 Summary of Response (General)**

One respondent feels that the Key Issue should have been more in line with PPS; with reference to development that should contribute to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community.

Approaches are generally supported although this issue needs to consider access to a wider range of facilities. E.g. employment, town centres, health and community.

Two respondents suggest that development strategies should take full consideration of opportunities to reduce the need to travel.

In relation to Para 9.52, one respondent comments on the high amount of out commuting by private car which causes congestion on the A34 to Oxford.

In relation to Para 9.66, one respondent disagrees with this paragraph.

One respondent suggests that reference should also be made in para 9.84 to Cherwell's transport problems and how these are to be tackled.

Para 9.41: Aren't RTS policies being integrated in the RSS?

Para 9.44: Might also note that Oxford is a 'hub'.

Para 9.44: The M40 does not act as a regional spoke, the railway network and A34 do.

One respondent feels the Council should ensure that its policies are sufficiently flexible to react to and reflect the roles its town centres play within the locality and wider region.

One respondent argues that a new policy should be added to this chapter entitled 'Utilities Development'. Demand side measures will not be sufficient to meet the future demand for water and so supply will need to be increased.

In relation to Planning Contributions, the following comments were made:

- The issue of planning contributions for community, transport and infrastructure is not considered within the document
- The DPD should better consider the issue of planning contributions in terms of the potential timing and means of delivery of infrastructure. It should distinguish between that to be achieved via planning permissions and that by other means, but in terms of monitoring it may need to consider delivery

Comments were also received by the Government Office in relation to the Planning Gain Supplement.

One respondent feels that reference should be made to the potential to provide a new railway station at Shipton upon Cherwell to improve intra regional connectivity.

One respondent suggests that it should be explicit that developments should be conditional on adequate infrastructure provision.

## 2.11.2 Summary of Response (Key Issues 1A)

### **Key Issue 1A**

In seeking to assist in securing appropriate health and social care and community facilities, which of the following should the Council consider?

*(note, the options were not posed as mutually exclusive; respondents were asked to select as many as applicable)*

#### **2.11.2.1 General:**

Many respondents made comments about the need to reduce travel generally:

- New community facilities should be carefully sited so as to reduce the need to travel to larger urban areas
- Community facilities should be located closest to existing services, where they easily serve the largest population with the least need to travel
- Locations should be accessible by all non-car modes, reducing reliance on the car and the need to travel.

One respondent makes a comment about the need to ensure that planning obligations are reasonably related in scale and kind to the development proposed.

One respondent feels the viability of existing facilities, particularly in the smaller settlements, should be focused upon rather than securing new facilities in the ways suggested.

One respondent argues that health issues can be related to physical access rather than social condition and positive planning can be used to secure benefit.

One respondent feels that the objectives are only aspirations and are not achievable

#### **2.11.2.2 Option 1**

##### **Key Issue 1A – Option 1**

Seek to retain and support new community facilities and improvements to existing community facilities in appropriate locations that play an important role in the social infrastructure of Cherwell

No comments.

#### **2.11.2.3 Option 2**

##### **Key Issue 1A – Option 2**

Seek to promote, retain and support new health and social care facilities and improvements to existing health and social care facilities in appropriate locations where they will be of benefit to Cherwell's communities

No comments.

#### **2.11.2.4 Option 3**

##### **Key Issue 1A – Option 3**

Seek to ensure that new and/or improved services and facilities are planned and integrated in new development in locations that are accessible by good public transport and non car modes for all users

One respondent supports this option (no details)

One respondent supports all the options; however, Option 3 should be amended to ensure the option states that development 'will meet identified needs'.

One respondent supports the need for accessibility to existing services and facilities as well as accessibility by non car modes. They also suggest that bullet point three should acknowledge that consideration needs to be given to the location's accessibility to existing services and facilities as well as accessibility by non car modes.

#### **2.11.2.5 Option 4**

##### **Key Issue 1A – Option 4**

Seek to identify areas of the district in need of regeneration to address the physical and social elements that contribute to poor health

No comments.

#### **2.11.2.6 No Option Preferred**

One respondent feels that a range of options is necessary: retaining facilities in appropriate locations, ensuring new facilities are provided within new development schemes and ensuring that new facilities are provided by the appropriate authorities where deficiencies exist.

One respondent expressed support for Options 1, 2, and 3

One respondent expressed support for all four options.

#### **2.11.3 Summary of Response (Key Issues 1B)**

##### **Key Issue 1B**

In seeking to assist in improving education within Cherwell, which of the following should the Council consider?

*(note, the options were not posed as mutually exclusive; respondents were asked to select as many as applicable)*

##### **2.11.3.1 General**

One respondent feels the focus needs to be on both new facilities and expanding existing facilities. New facilities will need to be located according to guidance in PPG3. Urban locations are the most sustainable locations, other than sites within urban areas.

One respondent argues that locations should be based on a robust evidence base which shows the existing projected capacity of education establishments within the District and population increases to project demand. Education facilities should be accessible to the catchment population.

Two respondents suggest that provision of education facilities should be related in scale and kind to the type of development proposed. Development should be located in locations that are easily accessible to existing education facilities.

One respondent commented that existing educational infrastructure should be used rationally, recognising the value that the community places on local schools.

One respondent comments on the vague wording of the issue, it should read “In assisting improvement of...”

#### **2.11.3.2 Option 1**

##### **Key Issue IB Option 1**

Support development of existing educational facilities to promote higher educational achievement and improved skills for all learners

No comments.

#### **2.11.3.3 Option 2**

##### **Key Issue IB Option 2**

Seek the provision of new or expanded educational facilities to serve new developments where need can be demonstrated

One respondent feels that more clarity should be provided to the development industry and asked ‘what constitutes a major development’.

#### **2.11.3.4 Option 3**

##### **Key Issue IB Option 3**

Ensure that new and/or existing educational services are located where they will be accessible to all users and encourage travel by walking, cycling and public transport

One respondent expressed support for this option.

In relation to reducing school traffic congestion, one respondent suggests the text should be changed to read “Ensure that new or expanded educational facilities”. This option is supported as it would reduce school traffic congestion and reduce the need to travel long distances to key facilities.

#### **2.11.3.5 Option 4**

##### **Key Issue IB Option 4**

Ensure that new facilities are planned within major developments, they are fully integrated, and their provision is phased as appropriate.

No comments.

#### **2.11.3.6 No Option Preferred**

One respondent supports option 1, 2, and 3.

Two respondents support all of the options.

#### **2.11.4 Summary of Response (Key Issues 1C)**

##### **Key Issue IC**

In seeking to deliver accessible transport in Cherwell, which of the following options do you consider that the Council should pursue?

##### **2.11.4.1 General:**

One respondent argues that all developments will result in some form of commuting- if a development does not present an unacceptable increase then it should not be hindered.

One respondent feels that consideration should be given to the need to make the rail network more attractive to users, such as creating a safe environment for parked cars.

One respondent comments that there is no other mechanism of reducing out commuting other than reducing the supply of housing, which would significantly disadvantage local people. Measures should therefore be introduced to reduce congestion.

Another respondent comments that LDF policies should recognise that transport infrastructure should be planned, integrate transport and development policies, promote walking and cycling, promote quiet lanes and greenways, and require landscape character assessment of proposals where appropriate.

#### **2.11.4.2 Option 1**

##### **Key Issue IC Option 1**

The Council should seek to ensure that the current level of car use is not increased above existing levels, in particular the levels of out commuting currently experienced from main urban areas, and that existing patterns of public transport and non car modes are maintained.

There was one comment of undetailed support for this option.

#### **2.11.4.3 Option 2**

##### **Key Issue IC Option 2**

The Council should seek to reduce existing levels of car use, in particular the levels of out commuting currently experienced from the main urban areas, and ensure that non car mode patterns of travel are improved through the promotion of public transport and other sustainable modes of travel.

One respondent suggests that new employment allocations should be made at Bicester for local residents. The links between Spatial Objectives 10 and 11 should also be made more explicit in the supporting text to this issue.

One respondent supports Option 2 in line with government guidance. However, they feel more detailed analysis should be made on how Cherwell can realistically reduce the need to travel (out commuting in particular).

One respondent argues that if you create a balance between housing and the supply of employment, this will avoid the creation of additional travel between work, home and other facilities.

One respondent feels the Council should go further than just maintaining existing levels of car use. It should work together with the County and other District Councils to limit growth in traffic levels and increase public transport usage.

Another respondent suggests that promoting public transport would better meet Spatial Objective 2 and would improve transport choices.

One respondent comments that the Council could seek to reduce the levels of long distance out commuting (>5km).

One respondent feels this issue should be more specific about improving public transport within and between towns in Cherwell and other Districts.



There was one comment of support for this option (relating to the promotion of a particular site)

There were four comments of undetailed support for this option.

#### **2.11.4.4 No Option Preferred**

Two respondents suggest that the reductions in car use proposed are unreasonable expectations of the Core Strategy:

- However, new developments should encourage less car usage
- The aims are impractical- what should be done is to make the public transport system as attractive to users as possible. A central transport interchange in Bicester is recommended

One respondent is concerned that there seems to be a lack of mention of rural settlements and their transport issues.

Two respondents comment that a hybrid of these options and others is recommended. There must be an integrated approach between land use planning and transport. Development should be accessible to travel modes other than the private car and so eventually bring about the reduction of car use. It is unreasonable to guarantee a reduction in car use.

Another respondent suggests an added option 3, which seeks to limit out commuting by ensuring that local employment matches housing developments.

#### **2.11.5 Summary of Response (Key Issue 1D)**

##### **Key Issue 1D**

Which of the following do you think are key recreation issues for the district?

- Protecting existing areas of open space
- Securing new recreation provision to address existing deficiencies
- Improving/enhancing existing provision
- Increasing participation in recreational activity

##### **2.11.5.1 General:**

One respondent feels stating that new development should make adequate provision for open space, sport and recreation is inadequate and fails to recognise the complex issues in the provision of and subsequent management of formal sports facilities. Simply allocating land for recreation, open space or formal sports provision does not secure the facility and its on-going management.

One respondent suggests that better use should be made of school playing fields out of term time.

One respondent comments that as part of a comprehensive redevelopment strategy for Bicester Airfield, there are opportunities to provide recreation space to meet the need generated by the development.

One respondent supports the second issue. They state that it is clear that no regionally significant leisure facility exists and there are clear benefits arising from the establishment of such a facility.

**2.11.5.2 Option 1:**

Six representations were received supporting option 1 “protecting existing areas of open space” (five of which supported all four options).

One respondent feels that some areas of open space should be protected. Development of open space should not be prohibited where an area of open space of equal or higher value to that lost due to the development is provided as part of the development or where it can be demonstrated that significant benefits could result from the redevelopment for the site for another use.

One respondent comments that new development should not be expected to make additional provision to address existing deficiencies. Contributions from new developments should be directly related to the development.

One respondent feels that areas of existing open space should not be protected if they perform no function within the community or are of no value. Consideration should be given to the benefits of replacing unsatisfactory space with space that is better located or better able to function efficiently and effectively. The option should be re-worded to read “protecting existing areas of important open space”.

**2.11.5.3 Option 2:**

Five representations were received supporting option 2 together with the other options (referred to under “No options” below).

**2.11.5.4 Option 3:**

There was one comment expressing undetailed support.

Six representations were received supporting option 3 “improving/enhancing existing provision” (five of which supported all four options and are referred to below).

**2.11.5.5 Option 4:**

Six representations were received supporting option 4 “increasing participation in recreational activity” (five of which supported all four options).

**2.11.5.5 No Option Preferred:**

One respondent suggests that a combination of measures will be appropriate to secure the appropriate quantity and quality of open space and recreation provision. The provision of open space and recreational facilities should be made according to local circumstances.

Five representations supported all four options.

One representation promoted a specific site.

**2.11.6 Summary of Response (Key Issue 1E)**

<p><b>Key Issue 1E</b> Do you consider that there are other key recreational issues for the district?</p>
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One respondent suggests that improving access to the countryside should be included as an issue in the Core Strategy.

Another respondent feels that accessibility to existing facilities and provision, and a choice and range of sports and commercial leisure and recreation activities should be included as issues in the Core Strategy.

One respondent suggests that a multipurpose sports complex in the middle of the District should be considered to negate more local demands by people with vested interests.

Another respondent suggests that the District would benefit from a significant leisure facility with a regional or national catchment.

### **Officer Response**

There is general support for the options proposed and a view that all the options were important. The integration of planning and transport and working with other organisations/providers were highlighted as important. These considerations will be reflected in the Core Strategy.

The provision of some services and facilities is the responsibility of other organisations such as the County Council. However the Core Strategy can play an important role in contributing towards provision and accessibility. The Council works with other organisations to ensure services, utilities and infrastructure are supported or provided to meet local needs. The Core Strategy seeks to locate development in places where all the services and facilities mentioned above are as accessible as possible, including by means other than the private car, and to ensure they are supported. The Sustainability Appraisal of the Core Strategy ensures the most sustainable choices are made in the Core Strategy. To provide evidence a number of studies have been produced including for recreation and open space and transport.

Existing services, facilities and infrastructure can be supported or new ones sought through developer contributions. The Council will monitor the progress of development and the provision of these agreed in the legal agreement between the Council and developer. The Core Strategy sets out how services, facilities and infrastructure will be provided and the Council is producing a Planning Obligations SPD where requirements for contributions are set out in more detail.

Matters raised in relation to accessibility to employment and town centres are addressed in responses to representations to Key Issues 3, 4 and 5.

## 2.12 Key Issue 2

The need to protect and enhance Cherwell's built and natural environment

### 2.12.1 Summary of Response (General):

#### Green Belt

One respondent states that it is assumed that as part of the evidence base the Council will be able to demonstrate that it will be possible to accommodate all likely required development within the authority over at least the plan period and hence there is no need to revise the location and extent of the green belt at this time.

One comments that the capacity of Oxford to accommodate further development within its boundaries must be a key consideration in terms of review. See SE Plan for guidance on this issue. The Green Belt needs to be positively managed to make it attractive rather than just maintaining it.

One respondent argues that the Oxford GB is being given far too much priority to the detriment of other areas.

#### Historic Environment

One respondent comments that there needs to be wider consideration of the historic environment in paras 10.54, 10.55 and 10.60. Reference also needs to be made to the positive relationship between the historic environment and development, for example in terms of regeneration and sustainable development.

One respondent suggests that the historic environment should consider not only statutory designations, but also the setting of cultural and heritage assets in Cherwell.

GOSE refer the Council to an appeal decision which discusses the limits of lists of locally important buildings.

#### Ecology

One respondent feels that the introduction section should make reference not only to the Otmoor RSPB site but also the SAC, SSSIs, LNRs, or local SINC.

One respondent feels that reference also needs to be made to the potential for new development to protect, maintain and enhance important wildlife habitats. New development can actually contribute to the creation of new open space.

One respondent comments that the opportunity areas for biodiversity in the Draft SE Plan are only in draft form; reference also needs to be made to the more detailed and locally focused mapping of target areas for biodiversity across Oxfordshire by the Thames Valley Environmental Records Centre (TVERC) (and also to include these maps). Targets for these areas could then be included in the Core Strategy. Additionally, all land use policies should be consistent with the strategic objectives for biodiversity conservation (PPS9).

#### Landscape

One respondent suggests that reference should be made to the Cotswolds Area of Outstanding Natural Beauty in paras 10.1 and 10.43.

Additionally, paragraph 10.52 should propose to only encourage tree planting and community woodlands where this would be in accordance with local landscape character.

One respondent comments that the Cotswolds AONB needs to be protected from inappropriate development. Also, the Council should carry out a Landscape Character Assessment. In the absence of an LCA, policies should be based on an understanding of landscape character. SPDs could also be used to provide character analysis at an appropriate level of detail or to set out the Council's views on sustainable development.

#### Water

One respondent comments that to accord with guidance in PPS12 and in the Council's Core Strategy Sustainability Appraisal, a detailed policy should be included in the Core Strategy to ensure that all new development incorporates water conservation and energy efficiency measures. The Council should also seek to ensure that there is adequate water supply, foul drainage and sewerage treatment capacity to serve all new developments.

#### Recreation

One respondent feels that the built and natural environment could also encourage health and welfare improvements by providing recreation and tourism facilities (link to Objectives 1, 3 and 12).

One respondent suggests the LDF should promote a spatial countryside recreation framework. It should:

- Meet a range of needs
- Allow easy access to countryside recreation
- Promote the management of recreation opportunities
- Recognise the need for formalised rural recreation
- Include policies to protect and promote recreation and amenity for existing or potential inland water areas

One respondent suggests that the LDF policies should ensure that existing rights of way are protected, identify potential for new or improved recreational routes, and recognise links to other documents and policies.

#### Design

One respondent feels that development should enhance local distinctiveness and contribute to a sense of place by identifying areas to be protected, with a Design Guide SPD, using development to restore and strengthen areas where local distinctiveness has been lost, and promoting good design, well integrated into the existing urban form, and creating an appropriate mix of uses.

#### Other

One respondent suggests the LDF should contain policies which promote countryside/green space management; promote and expand networks of green spaces etc; conserve attractive landscapes and enhance damaged ones; consider new opportunities for rural-urban initiatives. Also, Area Action Plans should be used to focus attention on particular areas.

One respondent argues that the LDF should promote the reduction of new mineral working through encouraging the use of recycled and alternative construction materials and national waste strategy principles.

#### **Officer Response**

A range of responses were made to this section as a whole (and are therefore labelled as 'general' comments) and many of these relate to issues raised against individual questions, responded to below. These general responses highlight the kinds of issues that will need to be considered in the Core Strategy, some of which could be covered in

more detail in the next stages of the Core Strategy, including protecting and enhancing a green infrastructure network for recreation and biodiversity benefits. Water efficiency was also not discussed in much detail in the Issues and Options paper, and this could be considered further in the next stage.

### **Core Strategy Issue 2A**

*The Council considers that in accordance with emerging regional planning policy there are no exceptional circumstances to necessitate a strategic review to the Oxford Green Belt boundary.*

*What approach do you think the Council should take towards small scale local reviews of the Oxford Green Belt boundary?*

*Option 1: There are no exceptional circumstances to necessitate small scale local reviews of the Oxford Green Belt boundary.*

*Option 2: Small scale local reviews of the Oxford Green Belt boundary may be appropriate in exceptional circumstances.*

## **2.12.2 Summary of Response (Key Issue 2A)**

### **2.12.2.1 Option 1:**

One respondent supports this option because it is important to protect the character and integrity of Oxford City. A review would contribute to congestion problems within Oxford and outside of it. Additionally, they comment that there is no need to develop within the Green Belt, as sustainable settlements can be found elsewhere.

One respondent comments that the Oxfordshire Structure Plan does not identify a need for such review and there is no evidence to support small scale review.

One respondent is worried that one initial review would set the precedent for subsequent reviews.

One respondent argues that there is no need for a review since the needs of the District can be fully met from sites within or adjoining built up areas.

Two respondents express undetailed support for this option.

### **2.12.2.2 Option 2:**

There were four comments of undetailed support for this option.

One respondent feels there is potential for land to be reasonably released from the Green Belt on a strictly controlled basis, in pursuit of wider planning and sustainability objectives. This is in accordance with PPG3. There is the potential for review particularly within the A34 corridor.

Another respondent suggests there is potential for review to the north of Kidlington.

One respondent comments that Oxford is a sustainable location for growth as it provides good jobs and good public transport (transportation, accessibility and employment development reasons).

One respondent believes that existing boundaries are too tightly defined and so need reviewing.

One respondent argues that a review is needed to respond to exceptional circumstances (i.e. exceptional need for local housing).

Another respondent feels that boundaries are too restrictive and do not allow for exceptional local circumstances such as high house prices and increasing affordability problems for local residents.

One respondent comments that existing boundaries do not allow for exceptional local circumstances such as the need for affordable housing and particular local housing needs.

One respondent believes that a review is necessary in line with the RSS.

Another respondent feels that reviews are necessary in order to contribute to sustainability objectives such as greater self containment, and providing people with the opportunity to live in an area of their choice at a price they can afford.

One respondent suggests that as part of the review (which they consider to be necessary), the Council should draw new boundaries around settlements to allow them to grow in a sustainable manner during the plan period.

One respondent feels the Core Strategy is an appropriate time to consider a review of Green Belt policy. It would be wrong of the local planning authority to set its face against at least considering such reviews. The consideration of exceptional circumstances can only come through the development process.

#### **2.12.2.3 Alternatives Suggested:**

The approach should be based on the finalised regional policy (various).

The approach should be based on the last Structure Plan review.

One respondent suggests that no development should be permitted in rural areas as sustainable transport options are so limited.

Another respondent feels that exceptional circumstances are still too restrictive and do not take into account the great economic benefits that can be accrued by developing within the Oxford Green Belt boundaries. (This is connected with a site specific representation promoting development at Shipton on Cherwell quarry).

The options are too limited; there should be an option for significant development in the green belt.

#### **Officer Response**

Overall, Option 2, which referred to small scale review being appropriate in exceptional circumstances, appeared to receive the highest number of comments and the most support. This approach is in accordance with the national policy context. However, the consultation responses did not identify significant evidence regarding what these circumstances are and in which locations. At this stage, the Council does not consider that any exceptional circumstances exist. However, the South East Plan has yet to be finalised and, depending on the outcome, it is possible that there will be a need to review the situation.

**Core Strategy Issue 2B**

*What do you consider are the main problems facing the urban fringe areas within Cherwell? (no options given)*

**2.12.3 Summary of Response (Key Issue 2B):**

Continued development pressures and lack of long term planning for urban fringe areas has in many cases undermined their potential.

One respondent refers to difficulty of providing a transitional area between those areas which are clearly urban in nature as opposed to those areas which are clearly agricultural (the poor relationships between urban areas and the rural hinterland). Whilst landscaping initiatives may help, they suggest that new developments could provide an improved gateway between the two.

One respondent comments that there is currently a lack of accessibility to rural areas, which can provide an important recreational resource. Urban fringes could be developed as gateways between the two.

One respondent agrees that new developments can play a part in increasing accessibility to the rural fringe, and in providing resources for ongoing management and maintenance.

One respondent argues that the main problem is erosion – development is leading to the loss of irreplaceable green spaces and habitats and the merging of settlements.

Another respondent argues there is a need for careful management to reduce reliance on private car in urban fringe settlements.

One respondent argues that it is not economic to farm urban fringe areas and so they become abandoned; these areas need positive management.

Another respondent discusses the issue of underused land and comments that Bicester Airfield is surplus to requirements and needs a sustainable future based on comprehensive regeneration to ensure that land is effectively used and key buildings retained.

One respondent suggests a number of problems facing the urban fringe areas:

- Urban sprawl
- Unappealing commercial development (e.g. warehouses)
- Neglect
- Encroachment on urban fringes from within and from surrounding villages
- Speculative development applications within the urban fringe

Another respondent argues that development in urban fringe areas is not appropriate and suggests that Green Belts need to be established around villages close to towns.

One respondent comments that the urban fringe should not be an artificial or manufactured countryside.

**Officer Response**

Responses to this question overlapped with Question 2C (What option should the Council adopt in seeking to protect and enhance the urban fringe areas?) There appears to be no clear agreement between consultees on the existing problems facing urban fringe areas, or in the approach the Council should take. Some comments seem to suggest that it is



new development which harms the urban fringe, whilst others suggest that new developments could help solve the problems. Some people suggest that lack of positive management is the problem, whilst others comment that the countryside should not become artificial or manufactured. Many comments identified that there is however some potential to improve urban fringe areas, with one respondent highlighting the opportunity provided by urban fringe areas in providing an accessible gateway to the countryside. Clearly, the interface between built development and open farmland is important in determining the impact the urban area has on the character of the countryside. There will also be a need for some new development to be accommodated in the urban fringe. The Core Strategy will need to consider appropriate landscaping of existing and proposed development, including new areas of woodland planting and hedgerows. Development proposals also need to incorporate areas of open space, improved links between urban and rural areas, protection and enhancement of green corridors, and high quality design to produce gateway developments particularly on land adjacent to major transport routes.

**Core Strategy Issue 2C**

*In seeking to protect and enhance the urban fringe areas which option should the Council adopt?*

*Option 1: The Council should maintain the current approach to urban fringe areas.*

*Option 2: Subject to adequate resources being secured, the Council should be more proactive by formulating a strategy to enhance the role of urban fringe areas.*

**2.12.4 Summary of Response (Key Issue 2C)**

**2.12.4.1 General:**

One respondent suggests that urban fringe areas can be utilised to meet development requirements, as can rural fringe areas in the larger, more sustainable rural settlements.

Another respondent argues that urban fringe areas are more sustainable than greenfield locations, and so they should be utilised for development.

One respondent comments that more reference needs to be made to PPG3 and the sequential approach to development. Settlement boundaries may need to be reviewed to accommodate development and urban extensions are identified in PPG3 as the second most sustainable locations for development.

One respondent reiterates their response to Question 2B above, that urban fringe areas should not become an artificial or manufactured countryside.

**2.12.4.2 Option 1:**

One respondent supports Option 1 based on advantages of the Council's existing approach: development should be permitted in urban fringe areas as these may represent more sustainable locations for development. Large urban fringe extension sites can incorporate large areas of public access recreational space and can provide links between the urban and more rural areas. Through the development of urban extensions, the Council is able to actively influence the role of urban fringe areas.

One respondent supports Option 1 based on the policy guidance. They argue that it is inevitable that urban fringe areas will have to be utilised as PDL in core urban areas dwindles. Not permitting development on urban fringe areas would redirect growth to less sustainable locations. A further urban fringe policy would be unnecessary as the Council could not actively influence the enhancement of urban fringe areas any more than it already does.

### **2.12.4.3 Option 2:**

One respondent supports option 2 provided that this does not cause environmental damage.

There were four comments of undetailed support for this option.

One respondent objects to this option and the reference to resource availability. They comment that neither of the options is suitable as urban fringe areas should be maintained and improved to achieve sustainable development.

### **2.12.4.4 Alternatives Suggested:**

One respondent comments that neither option is appropriate, as urban fringe areas represent sustainable locations for development. Urban fringes, particularly around Bicester, offer a deliverable supply of land for the life of the LDF. Reviews of settlement boundaries may identify sustainable locations for development in line with PPG3.

One respondent suggests that a more protective policy should be used. Green Belts around villages close to towns should be used to retain attractive landscapes for conservation purposes.

Another respondent makes a similar comment and suggests a tight urban edge should be maintained at all times to strictly phase developments and to keep existing settlements separate.

### **Officer Response**

Support was expressed for both options, but the majority of representations acknowledge that urban (and village) extensions will have to be accommodated and should be used to improve the urban/rural fringe area through incorporating areas of open space and providing links between urban and more rural areas. The preferred policy approach is intended to reflect these concerns, setting out the framework for protecting and enhancing the urban fringe, and ensuring that, where development is required, benefits to the urban fringe are secured.

### **Core Strategy Issue 2D**

*Which of the following measures of seeking to reduce the impacts of climate change and the use of fossil fuels do you consider as having most potential for Cherwell District:*

- a) short rotation coppice*
- b) wind energy*
- c) landfill gas*
- d) municipal solid waste combustion*
- e) solar photovoltaics*
- f) passive solar gain; or*
- g) bio-fuel*

### **2.12.5 Summary of Response (Key Issue 2D)**

#### **2.12.5.1 Comments about individual sources of renewable energy**

2 representations expressed support for short rotation coppice, with one qualification that this should be in small areas and in small quantities.

3 representations expressed support for wind energy.

1 representation objected to wind energy.

4 representations expressed support for landfill gas, with the qualification that this should be in appropriate locations.

3 representations expressed support for municipal solid waste combustion. One comment was made that municipal solid waste combustion is the responsibility of the County Council.

6 representations expressed support for solar photovoltaics.

3 representations expressed support for passive solar gain.

1 representation objected to biofuel, remaining unconvinced about its sustainability credentials.

#### **2.12.5.2 General:**

2 representations required more detail on the different types of renewable energy suggested.

1 representation stated that Core Strategy policies should be based on the policies of the Oxfordshire Structure Plan (2016).

3 representations were made suggesting alternatives as follows: district heating systems (1), micro hydro power (1), geothermal power (1).

4 representations stated that the Core Strategy should recognise the benefits of all sources of renewable energy, and should not therefore limit the potential to particular sources.

1 representation stated that this issue should be considered on a site by site basis.

#### **Officer Response**

It is agreed that planning policy should recognise the benefits of all sources of energy. The existing policy guidance (in Planning Policy Statement 22: Renewable Energy, the draft South East Plan and the Oxfordshire Structure Plan) highlights the importance of considering the full range of renewable energy sources, and not being prescriptive about particular types of energy. However, the draft South East Plan lists some sources in particular (i.e. biomass and wind energy) as being of particular potential. Consideration does need to be given to the sources of energy with the most potential in the district, although the final policy should not necessarily rule any others out.

#### **Core Strategy Issue 2E**

*If the Council were to require a percentage of the energy to be used in new developments to come from renewable energy generated on-site, what should this percentage be?*

#### **2.12.6 Summary of Response (Key Issue 2E)**

Several respondents suggested a target of 10% renewable energy for all non-residential or mixed use development above a threshold of 1,000 sq m, or residential developments of 10 or more units.

Other respondents suggest that this is a site specific issue and the percentage should be dependent on the unique features of the site and overall viability.

One respondent suggests that rather than focusing only on percentage generation, the Council should also consider energy efficiency in new build in relation to building materials, heating, cooling and water use.

Another respondent suggests that targets are not necessary; what is needed are parameters for design that reduce energy consumption.

One respondent comments that there should also be a target included regarding reducing carbon emissions from the site.

One respondent feels that local targets may result in financial burden which would damage wider objectives.

One respondent argues that targets would be inappropriate as the necessary data and figures are not available.

Another respondent suggests that further clarification is necessary – as a percentage of what?

#### **Officer Response**

The identification of a target percentage of energy to be supplied from renewable sources is a requirement of the draft South East Plan and PPS22. Several local authorities had already introduced such a target. The responses that suggest reduction of carbon emissions through targets or sustainable design are particularly interesting as the ultimate aim of a renewable energy policy is to reduce carbon emissions. The responses indicate a clear concern about site specific viability issues and so flexibility will be a key part of the final policy.

#### **Core Strategy Issue 2F**

*If you agree with Core Strategy Issue 2E, what type of developments can deliver renewable energy initiatives and what proportion should the Council seek?*

#### **2.12.7 Summary of Response (Key Issue 2F)**

One respondent commented that this should be determined on a site by site basis, where the installation of renewable energy generation equipment would be viable given the type of development proposed, its location, and design.

One respondent suggests that a stricter policy should be considered, where environmental mitigation and adaptation measures for climate change should be incorporated into all development, on a site specific basis.

One respondent suggests that residential and commercial developments would be suitable to incorporate renewable energy.

One respondent suggests that heating, water and fuel systems would be suitable in general housing.

Another respondent suggests the incorporation of geothermal energy within all developments. Central sources of heat for central heating can be more efficient for buildings in new developments, but are very difficult to install in existing buildings.

### **Officer Response**

Responses to this question again raise the issue of 'site specific' targets, to be devised on a case by case basis only. This is not in accordance with the existing policy guidance (see response to Key Issue 2F, above). What is important is the need to apply any policy flexibly, to take account of site specific circumstances. The other consultation responses appear to suggest that generation targets are relevant for residential and non-residential developments. The final comment also raises the issue of retrofitting existing buildings. Another comment also raises the issue of climate change adaptation requirements for all new development (rather than solely focusing on mitigation measures). These issues will all need to be considered further in the preparation of the Core Strategy.

### **Core Strategy Issue 2G**

*In seeking to protect and enhance the district's ecological resource which of the following options should the Council pursue?*

*Option 1: The Council should maintain the current approach of requiring developers to submit an ecological survey prior to determining an application for development which may affect a known or potential site of ecological value, and include policies in the Core Strategy to protect habitats/features of value from development.*

*Option 2: Subject to adequate resources being available, request that ecological surveys be undertaken to accompany a wider range of planning applications in order to identify features of value earlier in the process, and include policies in the Core Strategy to protect habitats/features of value from development.*

### **2.12.8 Summary of Response (Key Issue 2G)**

#### **2.12.8.1 General:**

One respondent feels that the consideration of trees in planning applications mainly relates to visual amenity issues and should also relate to wildlife and habitats, especially relating to birds.

One respondent feels that Issues 2G, H and I should be merged. For all of these issues, Option 1 is the most appropriate response and Option 2 is unnecessary.

One respondent comments that both options place the onus on developers to provide ecological surveys. Reference should be made to the fact that development may be able to fund the ongoing protection and management of ecological areas.

Another respondent states that subject to resources being available, then assessing the value of potential development areas before allocating them for development would be preferable. Without resources, appropriate ecological surveys should be undertaken by a suitably qualified body.

#### **2.12.8.2 Option 1:**

Several respondents support option 1, with two qualifying this as only where necessary:

- Assessments should only be required where ecology is identified as an area needing extra consideration
- Surveys should only be necessary where there is evidence of ecological resources within a site otherwise there is an unnecessary cost on developers

#### **2.12.8.3 Option 2:**

One respondent suggests that further clarification is needed of what will happen if resources are not available.

One respondent supports option 2, but without the caveat of resources.

Another respondent comments that if adequate resources are not available, this should not result in a worse approach than at present.

One respondent feels that option 2 will reduce delays later in the process. Existing data could flag up the need for ecological surveys. By identifying these potential constraints early on in the process, this could prevent delays once the planning application has been submitted. Features of value clearly need to be protected from development.

There were four comments of undetailed support for this option.

#### **2.12.8.4 Alternative Suggested:**

One respondent suggests that a rewritten, combined option is required: the Council should carry out independent ecological surveys of land likely to be the subject of planning applications so that the results from surveys carried out by developers can be verified.

#### **Officer Response**

Support was expressed for both options and there is no clear favoured approach for the Core Strategy to pursue. For Option 2 concern was expressed that if adequate resources are not available, this should not create a worse approach than at present. Some respondents considered that surveys should only be required where there is evidence of ecological value to a site, otherwise there is an unnecessary cost on developers. Others considered that undertaking surveys on a wider range of applications could prevent delays once applications have been submitted. Ultimately the approach taken is likely to be dependent on resources.

#### **Core Strategy Issue 2H**

*In seeking to protect and enhance the District's biodiversity resource, which option should the Council pursue?*

*Option 1: Continue as at present by concentrating on securing the protection/enhancement of features/species known to be present on a site and seeking compensatory measures where appropriate.*

*Option 2: Subject to adequate resources being available, be more proactive in encouraging developers to incorporate features to encourage biodiversity in all new development.*

#### **2.12.9 Summary of Response (Key Issue 2H)**

##### **2.12.9.1 Option 1:**

One respondent supports option 1, but comments on the links between this and 2G.

One respondent generally supports option 1, but suggest that its implementation would need justification.

There were three comments of undetailed support for this option.

One respondent supported both Options 1 & 2.

##### **2.12.9.2 Option 2:**

Three respondents support this option but emphasise the importance of resource availability. Conversely one respondent objects to the reference to resource availability.

One respondent supports this approach because it is more proactive.

Three respondents supported this option without adding further details.

One respondent adds that it should be standard practice for all developments to incorporate sustainability measures (i.e. SUDs).

One respondent feels that option 2 is in line with PPS9. LAs should also maximise opportunities for 'building-in' biodiversity features within individual development proposals, and that development proposals which proactively look to incorporate habitat enhancement and/or creation, should be looked upon more favourably.

One respondent supported both Options 1 & 2.

### **Officer Response**

Overall there is a greater level of response for Option 2, with representations stressing the need for adequate resources to be secured and the Council to be more proactive. It will be important for the Core Strategy to include a policy to incorporate features to encourage biodiversity in all new development wherever possible including green roofs and walls, SUDs, using native and locally characteristic species in landscaping schemes, using landscaping to link up existing areas supporting biodiversity, and including features such as bird and bat boxes.

### **Core Strategy Issue 21**

*In seeking to protect and enhance the district's habitats which option should the Council pursue?*

*Option 1: Seek to ensure the creation of new habitats in association with development.*

*Option 2: Subject to adequate resources being available, allocate land for habitat restoration or re-creation for those habitats where opportunities for re-creation are limited.*

### **2.12.10 Summary of Response (Key Issue 21)**

#### **2.12.10.1 General:**

Two respondents comment that the Council should seek to maximise biodiversity opportunities through good design (in line with PPS9).

#### **2.12.10.2 Option 1:**

One respondent feels that the availability of resources may limit the Council's aspirations to selecting option 1.

One respondent comments that Option 1 should be pursued. It is essential that the Core Strategy does not pursue strategies which cannot be realised on account of an unrealistic aspiration as to the availability of resources.

Another respondent feels that option 1 would enable resources generated by developments to enhance such areas.

#### **2.12.10.3 Option 2:**

There were two comments of undetailed support for this option.

### **2.12.10.3 Alternatives Suggested:**

A number of respondents preferred a combination of Options 1 & 2. One respondent states that with regards to Circular 05/2005 Planning Obligations, requirements for new development to fund habitat creation should only be identified where development proposals have a detrimental impact on important habitats.

#### **Officer Response**

Support was expressed for both options. Most support was for merging the two options, as they are mutually compatible and not considered to be true alternatives. Since the consultation paper was written, large scale Conservation Target Areas have been mapped across Oxfordshire. These areas represent the areas of greatest opportunity for strategic biodiversity in the district. Development within or adjacent to a Conservation Target Area will be required to provide for biodiversity enhancement. The Conservation Target Areas effectively combine the two options and will need to be considered within the Core Strategy.

#### **Core Strategy Issue 2J**

*In seeking to create, protect and enhance areas of community woodland as a recreational and ecological resource, which option should the Council pursue?*

*Option 1: Seek to secure areas of community woodland in association with allocations for development.*

*Option 2: Seek to identify circumstances where the Council could purchase areas of land specifically for community woodland when the opportunity arises.*

### **2.12.11 Summary of Response (Key Issue 2J)**

#### **2.12.11.1 General:**

Two respondents suggest that the creation of new woodlands should be related to development. One asks for clarification whether the requirement to provide community woodland be in addition to the need to provide community open space. The other states that with regards to Option 1, the scale of woodland should be related to the development. The Council should not purchase land itself in Option 2 but should work in partnership with the Woodland Trust.

One respondent suggests that land for creation and restoration should be allocated in the LDF and it should be appropriate for the particular habitat being suggested. The Council should also be aware of the Biodiversity hotspots work being done by TVERC and the Biodiversity Implementation Manager (of OCC).

#### **2.12.11.2 Option 1:**

There were a number of undetailed expressions of support for this policy.

Two other respondents objected to this option, commenting that community woodland may not be appropriate in all allocations for development sites and alternative ways of maximising biodiversity should be sought. One of the 'general' comments above highlighted that the Council should not purchase land itself, but should work in partnership with organisations such as the Woodland Trust.

#### **2.12.11.3 Option 2:**

Two respondents support Option 2, and one would promote the use of voluntary contributions from new development.



#### **2.12.11.4 Alternatives Suggested:**

Five respondents feel that Option 1 and 2 should be merged into one approach as neither should operate in isolation. Additionally, the Council would potentially miss out on opportunities if these options are made too specific.

#### **Officers Response**

Much support was received for the options being combined, as they are not mutually exclusive.

#### **Core Strategy Issue 2K**

*How should the Council seek to balance the potentially competing issues of protecting the historic environment and accommodating necessary development?*

*Option 1: The historic environment is a legacy which is irreplaceable and which the Council has a duty to protect and enhance and greatest weight should be given to this in assessing proposals for new development.*

*Option 2: The historic environment is one material consideration that should be taken into account and weighed against the benefits of development that encourages economic growth.*

#### **2.12.12 Summary of Response (Key Issue 2K)**

##### **2.12.12.1 General:**

One respondent suggests that economic, social and environmental issues should be considered in an integrated way together with sustainability assessments to assess impacts.

Another respondent argues that the constraints posed by the historic environment should be recognised.

One respondent believes there are no tensions between the built heritage and development.

One respondent objects to the reference within this section to 'available resources'.

One respondent states that the Council has a duty to protect areas of historic environment; however, it should be given the fullest weight alongside other considerations in assessing proposals for new development.

One respondent suggests the approach should be based on national and regional policy guidance (PPS1, PPG15) and should take into account site specific issues, such as Conservation Area Appraisals. Regeneration of certain sites with historic importance may enable them to have a sustainable long term future, such as Bicester Airfield.

One respondent comments that the historic environment has gained its character from evolution and change and so future change should not be prohibited but should have regard to that history.

##### **2.12.12.2 Option 1:**

One respondent suggests the strongest option should be chosen as the historic environment is irreplaceable and its protection should be given overriding priority.

Another respondent feels that great weight should be given to the historic legacy if there is any danger that development should damage or reduce it.

One respondent supports option 1 and suggests that developers should fund assessment of likely impacts of proposed development on buildings.

One respondent expresses support for this option and the breadth and meaning given to the term 'historic environment' in paragraphs 10.59 and 10.60.

There were a number of undetailed comments which expressed support for this option.

#### **2.12.12.3 Option 2:**

Eight respondents support this option, referring to the need for a balanced approach and recognising other benefits from development. All aspects of sustainable development need to be taken into account in development planning as well as the need for development, such as housing. The Option also needs reference to other types of benefits other than economic growth.

Another respondent suggests that reference also needs to be made in both of these options to archaeology. Option 2 is appropriate but also needs to take into account other benefits from development.

One respondent comments that development and the preservation of historic environment are not mutually exclusive, as per PPG15.

There were a number of undetailed comments which expressed support for this option.

#### **Officer Response**

Responses to this question were evenly balanced between supporting Options 1 & 2. The Council's approach to this issue will be informed by national and regional policy approaches. It is important however that the Core Strategy seeks to secure the preservation and enhancement of heritage assets. Additional thought will be given to whether elements of the proposed policies on the historic environment would be better placed in the Delivery DPD rather than the Core Strategy.

#### **Core Strategy 2L**

*Where do you think the Council's priority should lie with regard to conservation areas?*

*Option 1: Continue to designate new conservation areas.*

*Option 2: Concentrate on the review and preparation of management plans and conservation area appraisals for existing conservation areas before considering the designation of additional conservation areas.*

#### **2.12.13 Summary of Response (Key Issue 2L)**

##### **2.12.13.1 General:**

One respondent refers the Council to English Heritage's 'Guidance on Conservation Area Appraisals'.

One respondent objects to the wording 'adequate resources' in this section. Cherwell should make adequate resources available. Councils are now obliged to make available adequate resources for carrying out detailed Conservation Area Appraisals for all of the Conservation Areas in their control.

##### **2.12.13.2 Option 1:**

One respondent supports option 1 as they believe option 2 allows for stagnation on this issue.

### **2.12.13.3 Option 2:**

One respondent feels that designating additional areas where Conservation Area status is not warranted by the historic and architectural quality of the area, and continued designation, would tend to devalue the currency.

Two respondents comment that Conservation Areas should not inhibit important development and Option 2 means resources can be distributed effectively. If new Conservation Areas are pursued, great care should be taken with regard to their timing, justification and extent of boundaries so as not to unnecessarily inhibit or stifle important development proposals. Resources should be used to prepare management plans and Conservation Area appraisals before additional areas are designated.

One respondent suggests that resources have to be distributed across the Council's responsibilities and therefore it would be more appropriate to concentrate resources on reviewing existing area and formulating development guidance and thereby assisting developers.

Another respondent suggests that new designations should be fully justified.

One respondent comments that the most important buildings will already have been identified in the past.

There were a number of undetailed comments expressing support for this option.

### **2.12.13.4 Alternatives Suggested:**

Four respondents comment that option 1 and 2 are not mutually exclusive. Existing areas should be managed properly, but this does not exclude designating appropriate new areas. Resources are also inevitably a consideration.

### **Officer Response**

Most comments appeared to support Option 2, although interestingly there were also a number of comments that suggested Options 1 & 2 were not mutually exclusive. However, many of respondents acknowledged that there is a choice to be made, based on the allocation of limited resources. The Council's approach on this issue is likely to be influenced by national and regional policy guidance, as well as corporate priorities and resources available. However it is important that both the Core Strategy and the Delivery DPD acknowledge the importance of Conservation Areas and the need to secure high quality design that positively contributes to the character and appearance of these areas.

### **Core Strategy Issue 2M**

*Which approach do you think the Council should take in seeking to protect buildings of local architectural or historical interest?*

*Option 1: Respond as and when non listed buildings are under threat.*

*Option 2: Include a policy seeking the protection of identified buildings of local architectural or historic interest across the District.*

### **2.12.14 Summary of Response (Key Issue 2M)**

#### **2.12.14.1 General:**

One respondent suggests more guidance is needed on the overall structure of Core Strategy policies to ensure that buildings of all designations are protected.

Another respondent feels that it is not necessary to protect buildings that are not nationally listed or which do not come under a specific policy in the plan.

One respondent suggests that valued buildings should be on a local list. But, another respondent believes there is no value in local listing; buildings either warrant statutory protection or not.

One respondent feels that neither option is appropriate. The Council needs to be more pragmatic and flexible in its approach. There is a shortage of housing and listing certain buildings may put buyers/renters off properties as a result.

#### **2.12.14.2 Option 1:**

One respondent comments that option 1 allows for balance in terms of the protection of statutorily listed buildings whilst also incorporating other considerations such as economic development.

#### **2.12.14.3 Option 2:**

One respondent comments that it is too late when a threat has arisen (and so they support Option 2).

Another respondent supports this option feels that locally listed buildings need protection. As per PPG15, Councils should call on sufficient specialist conservation advice, whether individually or jointly, to inform their decision-making and to assist owners and other members of the public. This means that Cherwell needs to make more resources available.

One respondent supports option 2 and believes developers should pay for assessment of impact of development on particular buildings.

There were a number of undetailed comments expressing support for this option.

#### **Officer Response**

Overall there was a higher level of support for Option 2, for the Council to prepare a local list of valued buildings. This is something that the Council could pursue outside of the Local Development Framework and the Core Strategy. However, ultimately, the preparation of such a list will be dependent on resources available to the Council.

#### **Core Strategy Issue 2N**

*Which approach do you think the Council should take in considering local distinctiveness?*

*Option 1: Promote traditional design that responds to local vernacular, materials, building traditions and landscape character.*

*Option 2: Promote contemporary design utilising modern technology to increase freedom of expression.*

*Option 3: Employ traditional or contemporary design solutions appropriate to the context.*

#### **2.12.15 Summary of Response (Key Issue 2N)**

##### **2.12.15.1 General:**

One respondent comments that new developments should be within the context of the local area.

One respondent states that local distinctiveness is not defined on a consistent basis through the preparation of any SPD. Notwithstanding this, there is support for a better quality of design but policy should not stifle innovation.

**2.12.15.2 Option 1:**

One respondent considers this to be most suitable option for the existing environment. The policy must, however, seek more distinctive design where appropriate.

Another respondent supports this option, stating that developers can differentiate their designs on the inside.

**2.12.15.3 Option 2:**

One respondent supports the promotion of contemporary design with the incorporation of modern technology.

**2.12.15.4 Option 3:**

One respondent considers this to be the most flexible option, promoting traditional or contemporary design in accordance with its surroundings. This option would allow for, and would not stifle, innovative design solutions (a number of respondents echoed this point).

One respondent supports this option – good design should be relative to its surroundings; the promotion of traditional or contemporary design appropriate to local context is the most suitable.

One respondent supports high quality design that reinforces local distinctiveness, whether traditional or contemporary.

Another respondent supports this option as a singular approach to local distinctiveness would be inappropriate. Site specific circumstances and market conditions should be considered.

One respondent supports this option as it allows for innovative design. Innovative design could lead to major energy savings in new developments.

Another respondent supports this option but suggests amendment to allow for a mix of traditional and contemporary design solutions (rather than either/or approach). They comment that the PPG3 guidance should be acknowledged and council standards on parking, road layout and private amenity space should be reviewed.

One respondent supports this option as contemporary design could be incorporated in appropriate locations. If design solely concentrates on the local tradition, the inclusion of new technologies will be unlikely.

Two respondents comment that this allows for innovative design (where other options do not). One of these adds that either traditional or contemporary design solutions could be appropriate dependent on the context.

There were a number of undetailed comments expressing support for this option.

**2.12.15.5 Alternatives Suggested:**

One respondent supports options 1 and 3.

One respondent suggests that option 1 is more appropriate for the majority of villages and option 3 would be more appropriate for Banbury, Bicester or Kidlington, where contemporary design may be appropriate.

One respondent observes that option 3 appears to be the most attractive option but the wording does not specifically promote good design.

Another respondent supports options 1 and 2.

One respondent disagrees with all options: the focus should be on high quality design. Depending on context this will be high quality contemporary or traditional design that reinforces local distinctiveness.

### **Officer Response**

This question received a relatively high level of response. Clearly, local distinctiveness is an important issue for the Core Strategy and the Local Development Framework to consider. Overwhelmingly, there was support for Option 3 (or for combinations of Options 1 & 2 which also encompass quality of design) – employing either traditional or contemporary design solutions, according to the context. The Core Strategy needs to contain a policy that promotes this approach; with new developments respecting their traditional context – but this does not mean replicating existing styles and details. There are opportunities to reinterpret local distinctiveness through modern interpretations based on a thorough analysis of the existing context. Such a policy could also be detailed in the Delivery DPD or through Supplementary Planning Documents as the Local Development Framework progresses.

### **Core Strategy Issue 20**

*Which of the following do you consider the most effective ways of improving people's image of the district (please identify as many as you consider appropriate):*

- a) Improve the appearance of those parts of the district which are visible from the main transport corridors by means of improved landscaping and better siting of development.*
- b) Improve the quality of the main urban centres and encourage positive change.*
- c) Improve the quality of the public realm generally to reduce degradation and neglect, the inappropriate re-instatement of street furniture and a surplus of street signage and clutter.*
- d) Improve the River Cherwell and the Oxford Canal.*
- e) Seek to ensure a good standard of house extensions.*
- f) Seek to improve integration of the parked car within the built environment.*
- g) Seek to improve residential environments.*

### **2.12.16 Summary of Response (Key Issue 20)**

#### **2.12.16.1 General Comments:**

One respondent feels the most important issues generally are the views of Banbury from the M40, and inappropriate alterations to housing.

One respondent supports all options; but improving the image of the district should not just be limited to the main transport corridors.

One respondent argues that the image should be improved for those living within the district only. In the light of this, all of the aims are equally valid.

#### **2.12.16.2 Option A:**

This option received a number of undetailed comments of support.

One respondent disagreed, stating that the focus should not only be on the view for those passing through the main transport corridors. This will not improve the overall quality of the District.

Another respondent comments that the views from the M40 and the railway are a poor reflection of Cherwell, which could be improved by reinforced landscaping and removing unoccupied industrial sheds.

#### **2.12.16.3 Option B:**

This option received a number of undetailed comments of support.

One respondent suggests existing buildings should be upgraded and enhanced where they have the potential to enhance the character and appearance of a place.

#### **2.12.16.4 Option C:**

This option received a number of undetailed comments of support.

One respondent suggests particular reference should be made to the need to stop roundabouts being used for advertising. Also the River and Canal should be exploited as positive examples of Banbury's distinctiveness and not hidden behind old sheds and buildings.

One respondent feels this should make reference to the Local Transport Plan objectives relating to streetscape.

Another respondent comments that it should make reference to the need to maintain locally listed buildings. The rationalisation of signage would rapidly improve poor appearance.

#### **2.12.16.5 Option D:**

This option received a number of undetailed comments of support.

One respondent comments that the focus on the River Cherwell and the Canal are consistent with the aims of the Oxfordshire Structure Plan 2016.

Another respondent supports the inclusion of references to the Canal, which is of great importance as an amenity for the whole town. There should be an Oxford Canal Conservation Area, particularly within Banbury, with a focus on the maintenance of the waterways, river flow, the industrial heritage and the traditional canalside character of the area.

#### **2.12.16.6 Option E:**

There were some undetailed comments of support for this option.

One respondent suggests many houses in Conservation Areas are disfigured by inappropriate additions and this is a major problem, affecting the cherished local scene and local distinctiveness. They would strongly support policies, grants and incentives that would encourage the restoration of such features to their original appearance, form or style.

### **2.12.16.7 Option F:**

This option received a number of undetailed comments of support.

One respondent comments that this private car integration issue is consistent with County Policy.

Another respondent suggests that it is futile to build homes with inadequate parking, which frequently leads to cars being parked on adjacent greenfield land.

One respondent suggests the Council should actively restrict parking on new developments if it is committed to sustainable growth in Cherwell.

One respondent feels this point is ambiguous. They refer to the benefits of underground parking and suggest that the redevelopment of Bicester town centre would be the perfect example of where an underground car park could be built into the project.

One respondent feels that this will be an ever growing problem as car ownership increases. There will have to be free or low cost off-street parking provision for people living in the problem areas within central Banbury.

Another respondent comments that car parking in residential areas is out of control.

### **2.12.16.8 Option G:**

There was one undetailed comment expressing support for this option.

One respondent suggests there are many methods by which residential environments can be improved: including road and pavement improvements, parking reduction, tree planting and traffic calming measures in the residential parts of the town- providing that they do not compromise the integrity of the Conservation Area.

One respondent feels this option should make reference to the benefits of greening of residential areas through tree planting

### **Officer Response**

This question asked respondents to consider the specific circumstances of the district, and asked which of a list of factors should be the focus to improve the image of the district. Each of the issues listed received some level of support and it is difficult to identify a clear 'front runner' as the focus for action. One issue which received the most support related to integration of parked cars within the built environment. Consideration may need to be given to how the Council can work with the County Council on tackling this issue.



### **2.13 Key Issue 3**

The need to promote a prosperous and sustainable community

#### **2.13.1 Summary of Response (General)**

One respondent suggests employment land should be balanced with housing allocations in Category 1 villages.

One respondent suggests an additional bullet point should be added to read "Promoting the appropriate retention and adaptation of existing businesses within the District". Wording should also be added to Para 11.2 to refer to the major employers which are located outside of Banbury, Bicester and Kidlington.

Another respondent feels the Core Strategy should make reference to Oxford and the need there for a supply of good quality business locations which are well connected to major centres of the population, public transport and road connections. They should also be clustered with other technical and knowledge centres.

Two respondents believe that employment policies should be based on the Employment Land Review findings; one adds that provision should also be made for a range of international and local businesses.

One respondent shows support for the Key Spatial Objectives linked to this chapter.

One respondent suggests a further objective should be added to read: "To identify a variety of sites in sustainable locations for new employment development to attract inward investment and create a choice of work places close to where people live".

Another respondent suggests employment policies should take into account the RES 2006-2016.

#### **2.13.2 Summary of Response (Key Issue 3A)**

##### **Key Issue 3A**

How should the Council provide additional employment space?

##### **2.13.2.1 General:**

One respondent suggests reference should be made to the circumstances of Oxford, as Cherwell's economic needs should not be provided for in isolation.

Another respondent suggests there should be a range of sites for employment particularly at Bicester in order to diversify the economy. There will also need to be a matched expansion in terms of housing opportunities.

##### **2.13.2.2 Option 1**

##### **Key Issue 3A Option 1**

Provision of key employment sites in Banbury and Bicester only

One respondent suggests Banbury and Bicester should be the focus for development as identified in the South East Plan, whilst another respondent supports this view but suggests the inclusion of sustainable rural settlement.

One respondent supports Option 1, but suggests reference should also be made to the findings of the Employment Land Review. There should be a coherent strategy which also acknowledges the importance of providing a better balance between local employment opportunities and the resident work force in Bicester.

One respondent feels an Employment Land Review should be undertaken and development directed to those areas which are considered appropriate.

One respondent suggests there needs to be balance between the housing and employment supply in order to avoid creating additional demand for travel between work, home and other facilities (link with the first two general comments).

Another respondent suggests there is demand for industrial and employment sites in Bicester which could be provided for through Option 1. Industry seeks locational advantages in response to various external factors such as the workforce catchment area and transport considerations.

There were two undetailed comments of support for this option.

One respondent comments that they do not understand how Option 1 could be enforced.

#### **2.13.2.3 Option 2:**

##### **Key Issue 3A Option 2**

Provision of key employment sites in Banbury and Bicester plus unlimited sites in sustainable settlements

One respondent suggests that Option 2 is the most appropriate solution as it is balanced, recognising the importance of Banbury and Bicester with regards to the OSP2016, but also allowing for some development in other locations.

Another respondent comments that Option 2 is supported by the Oxfordshire Structure Plan 2016, in recognising the importance of Banbury and Bicester, but also allowing for limited growth in other settlements which may reduce the need to travel in these locations. Clearly the benefits of individual sites will need to be assessed against transport policies.

One respondent supports Option 2, but suggests the Core Strategy should not be too prescriptive. Employment opportunities arise naturally, and too restrictive planning policies may hinder good development.

Another respondent supports Option 2 as this will ensure that there is a rich supply of employment opportunities to match housing development in Banbury and Bicester, and reducing the need for out commuting. However some flexibility is necessary to allow for limited employment provision at other less sustainable locations in order to meet local needs and to safeguard against the proliferation of commuter towns.

There were four comments of undetailed support for this option.

#### **2.13.2.4 Option 3:**

##### **Key Issue 3A Option 3**

Provision of smaller employment sites within Banbury and Bicester

No comments.

#### **2.13.2.5 Option 4:**

##### **Key Issue 3A Option 4**

Provision of smaller employment sites within Banbury and Bicester plus limited sites in sustainable settlements

There was one comment of undetailed support for this option.

#### **2.13.2.6 No Option Preferred:**

One respondent suggests a mix of Options 2 and 4 is recommended for providing a more balanced approach to employment across the District. Although a key focus for future employment growth should be directed towards Banbury and Bicester, it will also be important to accommodate businesses as part of other settlements in order to seek to ensure sustainable, balanced and inclusive communities

One respondent supports Options 1 and 4 as this will ensure provision in the main town centres close to where people live and so reduce journey to work distances and also car use. However, it is also desirable to provide more limited local employment.

Another respondent feels that employment land allocations should be decided by the market. A flexible reaction to economic changes is necessary to 'recession proof' the economy.

One respondent feels that reference should be made in particular to encouraging farm diversification.

Another respondent feels that reference should be made in particular to encouraging the expansion of existing businesses in rural areas to meet local needs.

One respondent suggests a new fifth option: provision of key sites which will make a significant contribution to the economy and which are located adjoining to the strategic road network.

#### **2.13.3 Summary of Response (Key Issue 3B)**

##### **Key Issue 3B**

How should the Council ensure business land and property stick within Cherwell can adapt to changing future economic demands?

#### **2.13.3.1 General:**

One respondent argues that there should be no restrictions as flexibility is necessary to adapt to changing future economic demands.

Another respondent agrees that flexibility is necessary to adapt to particular sites becoming surplus to requirements and which could be used for alternative or mixed uses.

#### **2.13.3.2 Option 1:**

##### **Key Issue 3A Option 1**

Protect all allocations for employment use and allow greater flexibility to change between use classes

There were two comments of undetailed support for this option (one stated that this was followed by Option 3 as a second choice).

#### **2.13.3.3 Option 2:**

##### **Key Issue 3A Option 2**

Provide protection for employment us and/or flexibility in use class on a site by site basis (including allocations and existing development)

One respondent supports option 2 as a 'mid way' between Options 1 and 3. However protection should be used with discretion.

Another respondent suggests option 2 allows for flexibility. They also support the identification of 'reserve sites' for longer term employment use.

One respondent suggests the Option should be changed to make reference to a proper review and assessment of potential from new allocations.

There were two comments of undetailed support for this option.

#### **2.13.3.4 Option 3:**

##### **Key Issue 3A Option 3:**

Allow market trends to dictate future uses, abandoning sites to other, non employment, uses if their current uses are no longer in demand

One respondent considers Option 3 to be the most appropriate at this stage before the findings of the Employment Land Review are published.

Broad support for Option 3, but more reference needs to be made to the findings of the Employment Land Review and the update to PPG3 regarding the use of employment allocations for other uses such as housing where allocations are no longer needed.

There were two comments of undetailed support for this option.

#### **2.13.3.5 No Option Preferred:**

One respondent suggests reference should be made to the findings of the Employment Land Review, with a view to reallocating those sites that no longer meet modern business needs or are in conflict with adjoining land uses. Additional employment allocations should also be made to accommodate new and expanding businesses, particularly in reference to Bicester and the new housing proposed there.

Another respondent supports 'no option'; however, they advise that the full implications of each option should be understood. Option 2 would affect the amount of Previously Developed Land coming forward, whilst Option 3 will require the monitoring of the loss of employment land so that new allocations can be made.

#### **2.13.4 Summary of Response (Key Issue 3C)**

##### **Key Issue 3C**

Which sectors of the economy should the Council promote?

Respondents support the following sectors:

- Businesses which can provide a wide range of economic and other benefits
- Need to retain existing businesses rather than only attracting new ones
- First class range of international businesses, based on the results of the employment land studies being carried out for Cherwell and Oxford
- Knowledge based sector and inward investment
- Business/commercial sectors
- Hi-tech, creative, Research & Development, service, retail and leisure industries
- All sectors of the economy

### **2.13.5 Summary of Response (Key Issue 3D)**

#### **Key Issue 3D**

In seeking to promote the rural economy in Cherwell, which approach should the Council take?

#### **2.13.5.1 General:**

One respondent asks which rural settlements are considered to be the most sustainable locations for development (e.g. Category 1 villages).

Another respondent suggests there should be most development in the main towns with limited employment development in the rural areas to meet local needs.

#### **2.13.5.2 Option 1:**

##### **Key Issue 3D Option 1**

Economic activity should be centred on existing sustainable settlements

There were two comments of undetailed support for this option.

One respondent raised a query over the meaning of 'sustainable' in this context.

#### **2.13.5.3 Option 2:**

##### **Key Issue 3D Option 2**

Economic activity should be spread across the rural areas of the district in sustainable locations

There was one comment of undetailed support for this option.

One respondent suggests inserting the words 'of an appropriate scale' in line with PPS7.

One respondent raised a query over the meaning of 'sustainable' in this context.

One respondent supports Option 3, but states that it needs modifying to make reference to a large scale, suitably located site which is of regional importance and which will make a significant contribution to the economy.

Another respondent supports Option 2, with conditions that protect the local environment to ensure it would provide the most flexibility.

One respondent has concerns over Option 2 in terms of its potential travel implications.

#### **2.13.5.4 New Options Suggested:**

One respondent suggests a mix of Options 1 & 2 as follows: "Economic activity should be mainly directed towards existing or planned sustainable settlements although there may also be opportunities to accommodate sustainable economic activity elsewhere across rural areas of the District".

Another respondent suggests the options are not mutually exclusive. They express some support for Option 1, but query how 'sustainable locations' are defined.

### **2.13.5 Summary of Response (Key Issue 3E)**

#### **Key Issue 3E**

What approach should the Council seek to take in encouraging sustainable tourism development?

#### **2.13.6.1 General:**

One respondent supports tourism development in areas with good access to non-car transport modes.

#### **2.13.6.2 Option 1:**

##### **Key Issue 3E Option 1**

The promotion of 'business' related tourism located within main urban areas with good transport links; and  
Encourage tourism in other sustainable locations where the tourism product is associated with its rural location and does not have significant impact on the natural environment

One respondent suggests this option would minimise traffic outside of urban areas but increase tourism.

There were three comments of undetailed support for this option.

#### **2.13.6.3 Option 2:**

##### **Key Issue 3E Option 2**

Promotion of 'business' related tourism in sustainable locations that are demonstrably accessible by non car modes and do not have significant impact on the natural environment, and  
Encourage tourism in sustainable locations where the tourism product is associated with its rural location and does not have significant impact on the natural environment

One respondent supports Option 2 as this may encourage the development of large scale conference centres and hotels in inappropriate locations.

There was one comment of undetailed support for this option.

#### **2.13.6.4 New Options Suggested:**

One respondent feels there is confusion over the difference between Option 1 and Option 2.

Another respondent suggests neither of the options is acceptable.

One respondent suggests a new Option 3 should consider the contribution to the economy of a regionally significant tourism attraction.

#### **Officer Response**

Many useful responses were provided to this question (many of which highlight the importance of defining terms such as 'appropriate'). The key suggestions appear to be the need to support the retention of existing businesses, to support local, small scale employment opportunities in rural areas and develop rural economic or diversification policies.

The Core Strategy itself needs to expand and enlarge upon the role of neighbouring areas in the Cherwell economy, build in the findings of the Employment Land Review, and make clear links to the wider aims and objectives of the Core Strategy (i.e. reducing out commuting).

Many of the comments suggest flexibility is required in terms of economic policies and employment land allocations.

In response to questions on specific sectors of the economy, comments can be broadly grouped as supporting those sectors of the economy which are positive to all and which focus on high value added.

In terms of tourism, there was a slightly higher level of support for focusing tourism development in the urban areas with good transport links. However the low number of detailed responses to this question overall suggests that tourism might not be one of the most contentious or strategic issues for the Core Strategy to consider.

## **2.14 Key Issue 4**

The need to ensure full and timely provision of housing, including affordable housing

### **2.14.1 Summary of Response (General)**

One respondent suggests the assessment of future housing requirements for the preparation of the Core Strategy and Banbury and North Cherwell DPDs should, in the interim, be based on Oxfordshire Structure Plan 2016.

One respondent suggests the Core Strategy should deal separately with the housing provision for Banbury, Bicester and the rest of the District for the period to 2026 and show how much new land needs to be identified for housing in each of the two towns and the rest of the District in the Site Allocations Documents.

Another respondent comments that sustainable edge of town locations in Bicester will need to be sought once the urban capacity is exhausted. Previously developed land is preferable over Greenfield land.

One respondent supports the Council's recognition that 'a choice may sometimes have to be made between making efficient use of Previously Developed Land and securing a site which could produce the best possible development'. They refer to PPG3 which states that in some cases Greenfield sites may prove preferable over poorly located Brownfield sites and should be brought forward in preference.

One respondent suggests Bicester Airfield could accommodate some of the housing requirement – it is a major growth area, the site is previously developed and it has been considered by the Council before.

One respondent argues that operational Ministry of Defence sites in Cherwell should be retained in order to support the wider defence capability. The Core Strategy should ensure an appropriate planning policy framework is in place to support operational military development during the period covered by the LDF.

One respondent supports the statement that suggests 1000 dwellings to be provided at former RAF Upper Heyford. However, another respondent feels that apart from a few references to Upper Heyford, the document gives little detail over the creation of a sustainable community at this location.

One respondent feels the housing strategy should be based on principles in national planning policy guidance which aim to create sustainable communities. The sequential approach set out in PPG3 and PPS3 for allocating and releasing land should be adopted.

One respondent states that efficient use of previously developed land is essential. In some cases where it is considered appropriate, residential development should be promoted on allocated employment sites. They state that para 42a of PPG3 supports this view.

Another respondent supports the sequential test and making the best use of previously developed land but stresses the importance of ensuring that the sequential approach is underpinned by realistic assumptions about genuine availability and likely yield from previously developed sites. PPG3 and PPS12 warn against over optimistic estimates from PDL.

One respondent suggests the figures in Housing Technical Paper 1 may change as a consequence of its reliance on draft PPS3 regarding the allocation of as much land as



possible before relying on windfalls, and, secondly, the uncertainty about the figures arising from the South East Plan.

In relation to the Housing Technical Paper, one respondent commented that the disparity between the Oxfordshire Structure Plan 2016 and completed housing provision show that there will be a shortfall of 164 dwellings per annum in the District. There is, therefore a need to deliver additional housing, particularly at sustainable locations outside Banbury and Bicester.

In relation to the Housing Technical Paper one respondent commented that this paper uses outdated information in the Oxfordshire Structure Plan up to 2026; more recent information is available.

One respondent suggests the figures used in this issue do not take into account the housing delivery targets that Cherwell will need to meet to 2026 since the South East plan was submitted 31 March 2006. Reference should be made to CO1 and CO2 in the South East Plan.

One respondent states that the South East Plan has now been submitted and states that Cherwell should provide 590 per annum or 11,800 between 2006 -2026. Through the Core Strategy and other DPDs the Council should demonstrate how the South East Plan allocation will be delivered, while also including sufficient flexibility to take into account the untested nature of the allocation and hence the possibility that it may not be same in the final version of the South East Plan.

In relation to para 12.38, one respondent comments that this table is inadequate and needs to explore other futures. In particular the Council should not limit the 2016-2026 to a flat rate ten year projection based on Oxfordshire Structure Plan rates to 2016. This does not reflect the Barker Report findings or the current government agenda for increasing house building in the South East. Scenarios should also account for key allocated sites being deleted or refused planning permission, or where Urban Housing Potential Study Sites are deleted.

One respondent supports the interim approach that the Council is following namely to adopt the Oxfordshire Structure Plan projections until the South East Plan is progressed further. However, the figures for the Cherwell District could increase once the South East Plan has been considered at examination.

One respondent feels the Council has a poor record in bringing forward sites for development and the Core Strategy needs to address this.

One respondent suggests the Council should take into account the principles in the emerging South East Plan so that fundamental changes are not required later when the plan has been adopted. Additionally the South East Plan identifies Bicester, Didcot and Wantage, Grove and the built up area of Oxford as the main locations to accommodate development in central Oxfordshire sub region. Bicester is to be a key area to accommodate future development needs in central Oxfordshire.

One respondent comments that the Council should not rely on windfalls given the guidance in PPS3. Not all of the sites in the Urban Housing Potential Study will come forward and therefore it is likely that the amount of allocated sites in Banbury should be increased accordingly. The Core Strategy should also seek to guarantee delivery. In relation to this, another respondent suggested the Council should address the completions shortfall and the worsening affordability in Cherwell.

Another respondent suggests the focus should be not only on ensuring that a sufficient amount of land comes forward, but also that it does so at the right time and in a range of locations to meet the needs of the District to 2026.

One respondent feels that to avoid the risk of creating a geographical imbalance in the provision of affordable housing across the District, the Council should concentrate development in a handful of locations including those which are located within the Green Belt, to ensure the viability and vitality of these settlements.

Another respondent suggests market housing should only be located in sustainable locations that reduce long distance commuting from rural areas, whereas affordable housing should only be located where there is a need.

One respondent argues that the Council will need to provide robust evidence to demonstrate that its approach to specialist housing is appropriate, sustainable, deliverable and viable, and will not fetter the delivery of the overall housing allocation for the area.

In relation to gypsy and traveller sites, one respondent comments that the Council will need to reflect upon the implications of draft PPS3 Housing and the related documents for its policies and proposals. Likewise it will need to consider the implications of the gypsies and travellers Circular 01/2006 and related documents. Also as relevant the Council will need to consider meeting the needs of travelling show people.

One respondent suggests that development should be phased so that infrastructure improvements are put in place ahead of the development, and it is easier to do this for a small number of large sites rather than a large number of small sites.

Another respondent feels that the Fordham methodology is flawed; but notwithstanding, there is a need to address the requirements of key workers.

### **Officer Response**

The draft South East Plan is moving closer to adoption with the publication of the Secretary of State's Proposed Changes. It can be expected that the Core Strategy will need to accord with an adopted South East Plan by the time of submission (rather than the current Oxfordshire Structure Plan 2016). The Plan takes into account household projections and economic growth forecasts in arriving at housing growth figures. The Secretary of State is proposing that the district's total housing requirement should be increased to 13,400, compared to 11,800 in the original draft plan and 12,800 suggested in the Panel Report. It is understood that in contributing to the preparation of South East Plan, the County Council considered housing commitments and past building rates to establish a new 2006 baseline for future growth. Nevertheless, at 31 March 2006, the district had delivered 2 dwellings more than required for the first five years of the Structure Plan period.

The emerging South East Plan provides a requirement for the Central Oxfordshire sub-region and the rest of Oxfordshire. In Cherwell this means a requirement of 6,400 in the Bicester and Central Oxfordshire area, including 4,900 at Bicester, and 7,000 for Banbury and North Cherwell. From the Panel Report it is understood that a figure of about 4,800 homes is expected for Banbury.

The emerging plan provides other direction on housing distribution including:

- The Oxford Green Belt should assist in prevent the coalescence of settlements and in safeguarding the countryside from encroachment

- Local Planning Authorities should seek to achieve 60% of all new development in the South East on previously developed land
- The prime focus for development should be urban areas
- Banbury will continue to have an important role as a small market town in supporting its wider hinterlands. It is expected that the town will help meet wider housing needs through provision of new dwellings
- Bicester will be a main location for development in the Central Oxfordshire sub-region to improve its self-containment
- Elsewhere in the Central Oxfordshire sub-region limited development will be permitted to support the social and economic well-being of local communities
- Will be a matter of Local Development Documents to respond to housing figures for Central Oxfordshire. While there is a degree of flexibility associated with the figures, Local Authorities must in the first instance seek to deliver their sub-regional allocations within their part of Central Oxfordshire
- Local Planning Authorities should positively plan to meet the defined needs of their rural communities and should define the approach to development in villages based on the functions performed, their accessibility and the need to protect or extend key local services.

LDF policy will need to conform with the South East Plan upon adoption. Overwhelming evidence would be needed to justify any significant departure.

Since the issues and options paper was produced Planning Policy Statement 3 has been finalised and published. The PPS underpins the Government's response to the *Barker Review of Housing Supply* and achieving a 'step-change' in housing delivery. PPS3 provides new national policy which guides local decisions about planning for housing, including meeting the needs of the whole community, providing affordable housing, improving affordability and identifying the most sustainable strategic locations for housing growth. Of particular note, is that while priority should still be given to prioritising previously developed land, the former sequential test (para' 30 Planning Policy Guidance note 3 (2000)) no longer exists. There is now a broader emphasis on achieving sustainable development and meeting the vision and objectives for the area. PPS3 stresses the importance of identifying suitable sites that are deliverable and developable and ensuring a 5 year rolling supply of deliverable sites as well as providing for 15 year land supply post-adoption.

Following the publication of PPS3, an Oxfordshire wide Strategic Housing Market Assessment (SHMA) has been prepared which will inform policies aimed at meeting housing need and responding to market demand and which replaces the 2004 Fordham Housing Needs Study. Other developments include the publication of Government circulars on meeting the accommodation needs of Gypsies and Travellers and Travelling Showpeople, the on-going Partial Review of the South East Plan on the housing requirements of the Travelling Communities, and the publication of the Gypsy and traveller accommodation needs assessment for the Thames Valley Region.

These, and other changes, are being taken into account in preparing for the next stage of the Core Strategy. Site specific comments are noted and will be considered in preparing the draft Core Strategy.

## 2.14.2 Summary of Response (Key Issue 4A)

### Key Issue 4A

How should the Council distribute its housing requirements within the district?

#### 2.14.2.1 Option 1:

##### Key Issue 4A Option 1

Distribute housing growth in accordance with Structure Plan policy: Banbury and Bicester as the main growth areas with the remainder at larger settlements that can be well served by public transport

One respondent supports options 1 and 4 which concentrate housing growth in Banbury and Bicester which is considered the most sustainable option. This is supported by another respondent who feels that Banbury, Bicester and Kidlington are all sustainable locations.

Several respondents state that development should be primarily focussed on the two larger settlements Bicester and Banbury in line with the strategy of the Oxfordshire Structure Plan 2016 and the emerging South East Plan.

One respondent suggests the Banbury and North Cherwell Site Allocations Plan should put greater emphasis on growth adjacent to Banbury.

Another respondent supports option 1 because it is in line with government guidance to achieve sustainable development. Services and facilities are accessible and reduce the need to travel.

One respondent feels that some development should be directed to larger towns and villages in rural areas to provide a varied stock of housing and sustain alternative services and facilities.

One respondent feels that given the level of requirement there will be a need to allocate sites on the edge of the urban area of Banbury. Furthermore, these sites can be brought forward without unacceptable environmental harm and can benefit existing infrastructure.

One respondent supports option 1 because they feel the other options contradict general concentration policies.

Another respondent suggests location and scale of new development should be based on robust assessments of environmental capacity and local need.

One respondent feels that Banbury and Bicester are most appropriate to accommodate major growth. However modest growth in the remaining larger villages should also be considered to sustain existing services and facilities and improve the sustainability credentials of these locations.

Another respondent supports a development strategy that focuses on the principal settlements, whilst still recognising the potential of other key settlements in the District, such as Bloxham, to deliver modest urban extensions in a sustainable manner.

One respondent argues that Banbury and Bicester are most appropriate to accommodate major growth. However, modest growth in the remaining larger villages should also be

considered to sustain existing services and facilities and improve the sustainability credentials of these locations.

There were two comments of undetailed support for this option (one of which also supported option 3).

#### **2.14.2.2 Option 2:**

##### **Key Issue 4A Option 2**

Some reduction of growth at Banbury and Bicester and more growth at the larger settlements that can be well served by public transport

There were two comments of undetailed support for this question.

One respondent supports option 2 because it ensures that sustainable rural communities are retained in the District. However the Oxfordshire Structure Plan requirement of 623 dwellings per annum will give rise to a dwelling shortfall of at least 150 dwelling per annum, based on the 2003 based household proposals for Cherwell (783 per annum). Therefore continuation of building rates will need to continue in Banbury and Bicester, as well as larger rural settlements, the options are not mutually exclusive.

Another respondent supports option 2 as it accords more fully with the Plan's overarching sustainability objective.

One respondent feels that a mixture of options 2 and 3 should be chosen, with the majority of new housing still being directed to Banbury and Bicester but with some going to other larger settlements e.g. Kidlington and Cropredy. Some allowance for some smaller villages should also be considered to maintain and enhance their current levels of services and facilities.

One respondent supports options 2 and 3 and suggests there are several villages with railway stations between Banbury, Bicester and Oxford which would appear to be candidates for further expansion.

One respondent suggests that to conform to the housing allocations of the Structure Plan, the Core Strategy must make adequate provisions outside of Banbury and Bicester, focusing development on larger, more sustainable settlements. The Adopted Local Plan and Non-Statutory Local Plan identify Category 1 settlements as the most suitable locations for new housing in rural areas.

Another respondent argues that identification of appropriate locations for growth outside of Banbury and Bicester should be made according to agreed sustainability characteristics.

One respondent feels that it is not appropriate to redirect development away from Banbury as no suitable Category 1 sites were identified in the UHPS.

#### **2.14.2.3 Option 3:**

##### **Key Issue 4A Option 3**

Some reduction of growth at Banbury and Bicester and more growth at smaller villages in the interests of improving services and facilities including public transport

There were two comments of undetailed support for this option (one of which also supported option 1).

One respondent comments that the Council should plan for a limited range of new development opportunities in identified villages. Provision of housing in villages will sustain

local facilities and will support objectives for socially inclusive, sustainable communities by ensuring the provision of affordable housing in rural areas.

One respondent supports this option as it would allow a better spread of housing and would also preserve village facilities.

Another respondent suggests a mixture of options 2 and 3 should be chosen, with the majority of new housing still being directed to Banbury and Bicester but with some going to other larger settlements e.g. Kidlington and Cropredy. Some allowance for some smaller villages should also be considered to maintain and enhance their current levels of services and facilities.

One respondent supports options 2 and 3 and suggests there are several villages with railway stations between Banbury, Bicester and Oxford which would appear to be candidates for further expansion.

Another respondent feels this option would slow the expansion of towns into the countryside.

#### **2.14.2.4 Option 4:**

##### **Key Issue 4A Option 4**

More growth at Banbury and Bicester and less growth at other settlements

There was one comment of undetailed support for this option.

One respondent supports options 1 and 4 which concentrate housing growth in Banbury and Bicester which is considered the most sustainable option.

Several respondents feel that Banbury and Bicester are the most sustainable locations and should be maintained as the key locations for housing development. They have also been identified in the South East Plan as priority locations up to 2026.

One respondent suggests that given the level of requirement there will be a need to allocate sites on the edge of the urban area of Banbury. Furthermore, they feel these sites can be brought forward without unacceptable environmental harm and can benefit existing infrastructure.

Another respondent argues that focussing growth at Banbury and Bicester in accordance with option 1 offers the greatest opportunity to create sustainable communities. However in the long term this will lead to unsustainable development, so the longer term focus should be on directing development at Banbury and Bicester with Option 4.

One respondent suggests the strategy should be to direct development in sustainable locations within the largest settlements before consideration of dispersal of growth to villages. Therefore the Council will meet the aim of developing the maximum amount of land in sustainable locations in the urban areas.

One respondent supports Option 4; however, they feel it needs to be acknowledged that not all development can be within the confines of the existing urban area and that some development will go on edge of urban settlements. This is the most effective way for infrastructure to keep pace with development, through large, comprehensive development which can deliver key infrastructure rather than a range of proposals for smaller settlements.

#### **2.14.2.5 New Options Suggested:**

One respondent suggests an option 5, to focus growth at Bicester. This continues the Structure Plan's focus on the principal urban areas to create a sustainable pattern of development, whilst at the same time ensures future conformity to regional guidance.

One respondent comments that none of the options promote a new settlement. They believe that a new settlement will be the solution and the chosen solution in the RSS.

Another respondent feels there needs to be specific mention made to the use of PDL resources. A PDL site such as Shipton on Cherwell quarry could be an alternative to large Greenfield releases. This approach is supported by PPG3 and the SEA Directive. The Core Strategy must also have regard to the 2003 ODPM household projections, which are different to those set out in the Housing Technical Paper.

#### **2.14.2.7 Other Issues:**

One respondent feels the Core Strategy should show the broad distribution of housing provision in Banbury, Bicester, and the rest of North Cherwell and Central Oxfordshire.

One respondent suggests that development outside the two main settlements should be directed to larger towns and villages that are outside the Greenbelt. PPG2 states land outside the Greenbelt should be used first, where boundaries are amended in exceptional circumstances. Another respondent agrees, suggesting development should be concentrated in Banbury and Bicester and some of the Category 1 villages that are well served by public transport and that are outside of the Green Belt.

Another respondent feels that Bicester and Banbury should be the main areas for growth; however, where opportunities arise in the larger rural settlements (Category 1 villages) to accommodate development which enhances sustainability, that opportunity should be taken. This will help the Council's goal of providing 600 affordable dwellings by 2011.

One respondent states that the remaining strategic housing target should be allocated without a windfall discount as suggested in the draft PPS3.

One respondent feels that housing distribution should not be determined until the RSS has agreed the District target and housing trajectory. Instead distribution should be guided by: location according to need, good accessibility to employment and services, ability to meet needs of affordable housing for Cherwell and the surrounding area.

Another respondent states that distribution of housing must take into account sustainability, accessibility, location, provision of affordable housing and contribution to Cherwell's infrastructure.

One respondent has no preference. They realise that a significant increase of housing provision in Banbury and Bicester is inevitable and stress that development should not compromise the character and appearance of the historic fabric.

One respondent urges a proper audit of the supporting infrastructure required is undertaken before much more building is allowed. The audit should include roads, public transport, water supply, drainage and sewerage and the threat of flooding. They support that large developments on the urban fringe may be the best way to achieve new development and associated facilities.

One respondent stresses that developments on the edge of settlements should be developed in a tightly phased manner, to maintain a tight urban edge at all times.

One respondent comments that the paper is based upon housing requirements established in the Oxfordshire Structure Plan 2016, however these figures are only interim guidance until the South East Plan is adopted in spring 2008. It appears that it will be necessary to revisit the figures once the revised housing requirements for the South East Region are available.

They have submitted representations to the South East Plan identifying potentially surplus MOD sites which could contribute substantially to absorbing housing requirements over the next 20 years. In accordance to national policy, options 1 and 4 should be pursued, which ensures consistency with requirements of the emerging South East Plan and recognises Bicester as a Key growth area.

One respondent suggests the concentration of development in a few urban extensions should be avoided; rather there should be a dispersed pattern throughout the most sustainable rural settlements. There should therefore be a mix of Option 2 and 3 and the balance between rural and urban areas re-examined.

### **Officer Response**

As explained in response to general comments, the draft South East Plan is moving close to adoption and there is now more clarity on the broad direction that the Core Strategy's housing distribution will need to follow. Specific requirements are set out for Bicester and Central Oxfordshire and separately for north Cherwell. The South East Plan places emphasis on meeting the growth needs of Bicester and Central Oxfordshire before considering flexibility. It will be necessary to identify reasonable alternatives for housing distribution that lie within the parameters of regional and sub-regional policy but, in doing so, to consider where there is local evidence for adjustment. Overwhelming evidence would be needed for a significant departure to the broad strategy.

It may be reasonable to consider some redistribution separately within the two areas of the district e.g. from the rural north to Banbury or vice versa, or from the north of the district into the Central Oxfordshire sub-region. Because of the South East Plan's separate sub-regional strategy for Central Oxfordshire, redistributing to the north would not be appropriate.

Some options may not be appropriate to consider such as extremely high levels of growth in rural areas rather than the towns, contrary to the objectives behind the South East Plan's urban focus. Conversely, barely providing for growth in rural areas would not help provide affordable housing, deal with issues of affordability, and sustain local facilities.

Key factors affecting the local distribution strategy include:

- meeting the needs of communities, particularly providing affordable housing and achieving an appropriate balance between homes and jobs
- accessibility, sustainable travel and the availability of services, facilities, employment opportunities and other infrastructure
- landscape impact particularly the constraints at Banbury and the potential impact on rural areas
- the need to protect the green belt and avoid coalescence with Oxford
- the functions, sustainability and identity of villages
- the need to protect and enhance the historic environment
- ecological constraints such as the Oxford Meadows Special Area of Conservation
- flood risk
- whether there are exceptional circumstances to justify development in the green belt



- reducing carbon emissions, minimising the use of natural resources and the availability of previously developed land
- integrating development and achieving good design

### 2.14.3 Summary of Response (Key Issue 4B)

#### Key Issue 4B

What overall percentage of all new dwellings should the Council seek on qualifying sites to secure as affordable housing?

- 30%
- 31-40%
- 41-50%
- Is there another option that you consider appropriate?

#### 2.14.3.1 General:

One respondent suggests the percentage of affordable housing sought should have regard to identified housing needs and viability of development. Research should be undertaken to establish economic factors, levels of housing subsidy, capacity of small sites to deliver affordable housing, and cost of converting Brownfield sites to housing. It is unlikely that an average rate of 30% affordable housing can be relied upon without intervention.

One respondent feels it is inappropriate to comment on affordable housing thresholds as PPG3 should be used as minimum site size thresholds.

One respondent feels that draft PPS3 should be reflected upon for the Council's policies and proposals. And another respondent feels the Housing Market assessment being commissioned by Oxfordshire districts should be considered.

One respondent suggests that evidence should be provided that shows its approach towards affordable housing is appropriate, sustainable, deliverable and viable and will not hold back overall housing allocation.

Another respondent suggests that local landlords should consider a review of empty private business flats and houses, and compulsory purchase should be considered. They understand the legal implications but states that it would free up a large number of properties and reduce the Council's waiting list of homeless persons.

One respondent feels that the affordable housing options are not justified. It is not clear that they're based on any sound, up-to-date assessment of future housing requirements.

One respondent agrees with an affordable housing policy in the Core Strategy but state that they shouldn't be prescriptive, and provision should be negotiated on a site by site basis. This is supported, as another respondent commented that the policy should acknowledge affordable housing provision is a matter of negotiation and will have regard to size, type, tenure and affordable housing to meet identified need.

One respondent comments that a target of 30% is not favoured, this is considered in excess, which may threaten viability of sites, particularly PDL in urban areas.

One respondent suggests the most effective way to ensure the delivery of affordable units is to plan for sufficient open market residential allocations. The Core Strategy should also not be too prescriptive on the issues of affordable housing. A target over 30% could serve

to bring into question the viability of sites (particularly where there are site specific issues e.g. contamination etc), whilst 30% in itself should only be a starting point for negotiations and may change according to site specific circumstances. Similarly the issues of size, type, tenure and affordability should also be left to negotiation.

With regards to the viability of schemes, the following comments were made:

- Careful consideration needs to be made on requirements for affordable housing provision to ensure provisions don't have negative impact on the viability of schemes. This could hinder provision of an adequate level of market and affordable housing
- Exceeding a 30% target may have an adverse impact upon viability of schemes.

Once respondent feels that targets should not be set in a Core Strategy but in a SPD that is regularly reviewed. It is also important not to deter house building and therefore, affordable housing should be limited to 30% and the thresholds in Options 2 & 3 are most realistic.

Another respondent feels that forcing affordable housing on developers pushes up the prices for all.

#### **2.14.3.2 Option 1:**

There were four comments of undetailed support for this option.

One respondent suggests that levels of affordable housing should be based on robust, up-to-date housing survey. The Council's 2004 HNS identified 30% to be suitable, therefore this should be maintained.

Another respondent has concerns of any levels more than 50%. 30% is considered most appropriate.

One respondent does not favour an excess of 30% within the major urban areas where greater choice of all housing predominates and there is less pressure to maintain local need housing as this could threaten the viability of sites.

One respondent feels that exceeding 30% could adversely impact upon the viability of schemes. And another respondent suggests that lowering the threshold could provide greater certainties of meeting the target

One respondent comments that the Fordham Housing Needs Survey doesn't appear to have generated a percentage requirement for affordable housing. 30% is an appropriate starting point unless further up-to-date survey is undertaken and suggests an alternative.

Another respondent suggests a new settlement option could deliver more than 30% affordable housing, if associated with good public transport.

One respondent considers 30% to be appropriate but also suggests a need to consider site specifics and local needs. The policy should allow flexibility (e.g. if remediation costs are high, site may be unviable to develop, so levels should be reduced).

One respondent suggests that 30% is likely to be achievable, although it cannot be relied upon.

#### **2.14.3.3 Option 2:**

Two respondents support option B; however the policy needs to recognise availability of resources and viability of development when negotiating provision.

There was one comment of undetailed support for this option.

#### **2.14.3.4 Option 3:**

There was one comment of undetailed support for this option.

#### **2.14.3.5 Option 4:**

One respondent suggests requirements should be indicative and negotiable, refers to Government Guidance Circular 6/98.

One respondent objects to all the options.

Another respondent suggests the percentage should be flexible e.g. higher in Category 1 Settlements and lower in the smaller villages.

One respondent suggests anything up to a maximum of 30% depending on viability.

One respondent argues the proportion of affordable housing should be based on robust assessment of local need.

Another respondent feels the percentage should be flexible and take into account site specific matters (refers to Para 16 of PPG3 supporting argument).

One respondent suggests the policy should establish a balanced threshold which achieves addressing the need for affordable housing and creating mixed communities without harming the viability of schemes.

One respondent argues that lowering thresholds offer most effective means of increasing affordable housing delivery and should be explored before requirements are raised.

### **Officer Response**

The Strategic Housing Market Assessment, providing evidence of the huge need for affordable housing, was produced in December 2007. The Council held a workshop on *Affordable Housing Policy and the Local Development Framework* on 10 July 2008 to discuss policy options. The Council intends to follow this by commissioning an Affordable Housing Viability Study to ensure that its policies would deliver the optimum viable levels of affordable housing whilst not undermining overall housing delivery and to meet the requirements of PPS3. It will be necessary to establish overall targets and requirements whilst allowing for negotiation and potential flexibility in individual cases where it is shown that viability issues exist.

#### **2.14.4 Summary of Response (Key Issue 4C)**

##### **Key Issue 4C**

Should the Council set separate targets for different types of affordable housing? If so, what should these be?

One respondent suggests targets should be based on robust up-to-date assessment of housing need.

Another respondent suggests provision of affordable housing should be based on a site by site basis, with a minimum provision of 30% affordable on sites 15 dwellings or 0.5 hectares of land. This will secure affordable housing on all necessary sites.

From the Housing Needs survey, one respondent feels affordable housing should be split 70:30 between social rented and intermediate housing.

One respondent supports targets as they would provide clarity for developers and Housing Associations.

Another respondent feels that targets should not be set on types of affordable housing, there should be flexibility.

Another respondent believes that the only way this could work would be if financial contributions were made towards development off site.

One respondent comments that an overall target encompassing all types of affordable housing is the only way a policy could give the flexibility to apply the need to a site by site basis. For example, key worker housing must be created on specific sites and not on sites unrelated to the location that generates the need, which may be what would happen with District wide targets.

Respondents comment that targets should be based on research and local need.

One respondent suggests that targets are inappropriate, it should be determined on a site by site basis, as a set tenure mix will not suit all locations.

Another respondent feels that targets should not be set for different housing types.

One respondent recommends it is addressed in a SPD, and is subject to on-going monitoring and assessment.

Two respondents replied 'no' to this question (no details given).

### **Officer Response**

The Strategic Housing Market Assessment, providing evidence of the huge need for affordable housing, was produced in December 2007. The Council held a workshop on *Affordable Housing Policy and the Local Development Framework* on 10 July 2008 to discuss policy options. The Council intends to follow this by commissioning an Affordable Housing Viability Study to ensure that its policies would deliver the optimum viable levels of affordable housing whilst not undermining overall housing delivery and to meet the requirements of PPS3. It will be necessary to establish overall targets and requirements whilst allowing for negotiation and potential flexibility in individual cases where it is shown that viability issues exist.

#### **2.14.5 Summary of Response (Key Issue 4D)**

##### **Key Issue 4D**

What thresholds would be appropriate for requiring affordable housing to be provided alongside market housing (i.e. on what size of development should affordable housing have to be provided?)

#### **2.14.5.1 General:**

One respondent objects to options 2, 3, and 4, as they are contrary to government guidance in Circular 6/98.

Another respondent suggests this will be dictated by the policy adopted under Issue 4B.

#### **2.14.5.2 Option 1:**

##### **Key Issue 4D Option 1**

- 25 dwellings or more / 1 hectare of land or more in settlements with a population over 3,000 (i.e. Banbury, Bicester, Kidlington and Bloxham); and
- 6 dwellings or more in settlements with a population of less than 3,000

Two respondents support option 1 because it accords with current adopted government guidance; there is no justification to depart from this.

One respondent comments that this is the current arrangement and is the best starting point.

Another respondent suggests policies that identify thresholds should be flexible to consider appropriateness and viability, and allow individual merits of each site and proposal to be assessed; this accords with adopted government guidance.

One respondent argues there is no justification for it to be lowered.

There were five comments of undetailed support for this question.

#### **2.14.5.3 Option 2:**

##### **Key Issue 4D Option 2**

14 dwellings / 0.5 hectares of land in all settlements

One person supports this option.

One respondent opposes a threshold of 15 in smaller settlements, especially when there are few allocated sites.

#### **2.14.5.4 Option 3:**

##### **Key Issue 4D Option 3**

- 15 dwellings / 0.5 hectares of land for settlements with a population over 3,000; and
- 6 dwellings or more in settlements with a population of 3,000 or less

One respondent supports this option as it is consistent with recent government advice and PPS3. They suggest further reduction in rural areas must be justified by local housing needs.

There were two comments of undetailed support for this option.

#### **2.14.5.5 Option 4:**

##### **Key Issue 4D Option 4**

- 20 dwellings / 0.66 hectares of land for settlements with a population over 3,000; and
- 6 dwellings or more in settlements with a population of 3,000 or less

No comments.

#### **2.14.5.6 No Option Preferred:**

One respondent feels the affordable housing policy should be applied to suitable sites.

Another respondent suggests amendments to targets set by the Housing Needs Assessment are unjustified.

One respondent suggests a threshold of 15 dwellings in settlements with population of 3000 or greater and 10 dwellings in smaller settlements, taking into account site specifics and local housing need; these accord with national planning guidance.

One respondent suggests thresholds should be taken from national and regional policy, typically justified at 15 dwellings and 0.5ha.

One respondent supports both options 2 and 3.

#### **Officer Response**

The Strategic Housing Market Assessment, providing evidence of the huge need for affordable housing, was produced in December 2007. The Council held a workshop on *Affordable Housing Policy and the Local Development Framework* on 10 July 2008 to discuss policy options. The Council intends to follow this by commissioning an Affordable Housing Viability Study to ensure that its policies would deliver the optimum viable levels of affordable housing whilst not undermining overall housing delivery and to meet the requirements of PPS3. A Viability Study will help determine appropriate qualifying thresholds.

#### **2.14.6 Summary of Response (Key Issue 4E)**

##### **Key Issue 4E**

What type of affordable housing is needed most?

##### **2.14.6.1 General:**

One respondent suggests there should be a mix of options 2 and 3 since it is government policy to extend home ownership and this would address structural issues.

Another respondent feels this issue should be best informed by the Housing Needs Study/Local Housing Strategy.

##### **2.14.6.2 Option 1:**

##### **Key Issue 4E Option 1**

Social rented (e.g. rented from a Registered Social Landlord/Housing Association)

There was one comment of undetailed support for this option.

One respondent supports option 1 and commented that if there was no home ownership, only rented properties, society may not be in the dire position it is in.

##### **2.14.6.3 Option 2:**

##### **Key Issue 4E Option 2**

Shared ownership/Homebuy (i.e. buy a share of the property and pay rent on the remaining share you do not own)

There were four comments of undetailed support for this option.

One respondent prefers option 2 as the Housing Needs Assessment identified that there is a demand for owner occupied homes.

#### **2.14.6.4 Option 3:**

##### **Key Issue 4E Option 3**

Sub market renting (i.e. subsidised housing above social rent, but below market rent)

There was one comment of support for this option.

#### **2.14.6.5 No Option Preferred:**

One respondent suggests the tenure split should have regard to the Housing Needs Survey.

Another respondent commented that an up-to-date Housing Need assessment should be taken into consideration for an appropriate tenure split. The assessment should be reviewed annually so that it reflects up-to-date requirements. A flexible approach should be taken, and consideration made on a site-by-site basis, which in the end, is more likely to produce a higher provision of affordable housing.

Two respondents consider that all types are required. This work needs market research.

One respondent states there is an affordability gap between average income and house price; to address this, a mix of affordable housing should be provided, mainly shared ownership/Homebuy dwellings. This would encourage key workers into the district. The proportion of affordable dwellings in the district should take into consideration the Housing Needs Survey.

One respondent supports both Options 1 & 2 (social rented and shared ownership/Homebuy).

#### **Officer Response**

The Strategic Housing Market Assessment, providing evidence of the huge need for affordable housing, was produced in December 2007. The Council held a workshop on *Affordable Housing Policy and the Local Development Framework* on 10 July 2008 to discuss policy options. The Council intends to follow this by commissioning an Affordable Housing Viability Study to ensure that its policies would deliver the optimum viable levels of affordable housing whilst not undermining overall housing delivery and to meet the requirements of PPS3. Further work will be undertaken to consider whether the priority should be social rented housing, intermediate or both. It will be necessary to establish overall targets and requirements whilst allowing for negotiation and potential flexibility in individual cases where it is shown that viability issues exist.

#### **2.14.7 Summary of Response (Key Issue 4F)**

##### **Key Issue 4F**

What is the best way to provide small Rural Exception Sites to meet identified local needs for affordable housing?

#### **2.14.7.1 Option 1:**

##### **Key Issue 4F Option 1**

The Council should only rely on a criteria based policy for releasing sites

Five respondents suggest the Council should only rely on a criteria based policy for releasing sites.

#### **2.14.7.2 Option 2:**

##### **Key Issue 4F Option 2**

The Council should allocate land for development in addition to a criteria based policy

There was one comment of undetailed support for this policy.

One respondent supports the option that the Council should allocate land for development in addition to a criteria based policy; if landowners are in agreement and there is flexibility in type of affordable housing provided.

#### **2.14.7.3 No Option Preferred:**

One respondent believes the Council should not prescribe dwelling types as they are not sufficiently resourced to do this and have little understanding of housing markets.

One respondent comments that neither option is preferable although Option A is the 'least worst'.

#### **Officer Response**

Through on-going work with the Oxfordshire Rural Community Council, Housing Associations, Parish Councils and landowners, the Council is concerned that without changes to national planning policy, allocating land for Rural Exception Sites will increase the 'hope value' for market housing. It is considered that a proactive, criteria based policy would be more effective in delivering sites, particularly once there is more certainty from the LDF on where market allocations are likely to be.

#### **2.14.8 Summary of Response (Key Issue 4G)**

##### **Key Issue 4G**

What type of housing is most required in the following locations?

#### **2.14.8.1 General:**

One respondent suggests a district wide mix policy should be identified rather than a specific one dealing with identified locations. Flexibility is required and so consideration should be made on a site by site basis.

Another respondent states a mix of types and sizes should be provided in all locations for a balanced community. Another person adds that tenure or size needs to be identified by housing market assessment.

One respondent agrees large development sites should provide a range of housing types and sizes. Demand will change during the Plan period. PPS3 states there should be a mix and this should be subject to pre-application discussions. There may be continuous demand for bungalows but demands cannot be met whilst complying with government requirements.

Two respondents comment that large development sites will need a range of housing in delivering mixed, sustainable communities. The exact mixture will depend on the site.

One respondent comments that up to date market research is required. Another agrees, and adds that in general a range of house types would be required.



Another respondent states that an up-to-date Housing Need assessment should be taken into consideration for an appropriate tenure split. This should be reviewed annually. A flexible approach should be taken, and consideration made on a site-by-site basis.

One person explains that flats are most required for singles, 1 or 2 bed bungalows and houses are most required in Banbury.

#### **2.14.8.2 Banbury:**

##### **2.14.8.2.1 Houses**

One respondent suggests family homes, with gardens, garages and parking, appear to be most required.

Another respondent comments that the Housing Market in Banbury is slow in selling town houses and apartments.

One respondent believes houses are the most required house type in Banbury.

There was one comment of undetailed support for this option.

##### **2.14.8.2.2 Flats**

No comments.

##### **2.14.8.2.3 Maisonettes**

No comments.

##### **2.14.8.2.4 Bungalows**

No comments.

##### **2.14.8.2.5 Bedsits**

No comments.

#### **2.14.8.3 Bicester:**

##### **2.14.8.3.1 Houses**

One respondent believes houses are the most required type in Bicester.

##### **2.14.8.3.2 Flats**

No comments.

##### **2.14.8.3.3 Maisonettes**

No comments.

##### **2.14.8.3.4 Bungalows**

No comments.

##### **2.14.8.3.5 Bedsits**

No comments.

#### **2.14.8.4 Kidlington:**

##### **2.14.8.4.1 Houses**

One respondent believes houses are the most required type in Kidlington.

**2.14.8.4.2 Flats**

No comments.

**2.14.8.4.3 Maisonettes**

No comments.

**2.14.8.4.4 Bungalows**

No comments.

**2.14.8.4.5 Bedsits**

No comments.

**2.14.8.5 Rural Areas (North):****2.14.8.5.1 Houses**

Two respondents suggest that the market is slow on selling town houses and apartments, therefore houses are required in rural areas. Villages do have a reasonable stock of 1980-90's housing available.

**2.14.8.5.2 Flats**

No comments.

**2.14.8.5.3 Maisonettes**

No comments.

**2.14.8.5.4 Bungalows**

No comments.

**2.14.8.5.5 Bedsits**

No comments.

**2.14.8.6 Rural Areas (South):****2.14.8.6.1 Houses**

No comments.

**2.14.8.6.2 Flats**

No comments.

**2.14.8.6.3 Maisonettes**

No comments.

**2.14.8.6.4 Bungalows**

No comments.

**2.14.8.6.5 Bedsits**

No comments.

**Officer Response**

The Council does not have detailed information on the profile of the existing housing stock and it is agreed that a district wide approach would be more appropriate than a sub-district breakdown. In addition to considering the results of the Strategic Housing Market Assessment (2007), the Council will consider whether further work should be

commissioned to arrive at a suitable mix of housing that policies should seek to deliver. There would still be the potential to require more specific, reasonable requirements for individual strategic sites should there be justifiable evidence.

#### **2.14.9 Summary of Response (Key Issue 4H)**

##### **Key Issue 4H**

In considering new houses, what size is most required in the following locations?

##### **2.14.9.1 General:**

One respondent comments that large development sites should provide a range of housing types and size. Demand will change over the plan period. Para 40 of draft PPS3 states dwelling mix should be subject to pre-application discussions. They suggests that developers would automatically take into account demand for one, two and three bedroom homes in the district and so it does not need to be specified in the document.

One respondent suggests larger sites including urban extensions should have a range of housing in order to deliver sustainable development.

One respondent states that in accordance with draft PPS3, an up-to-date Housing Market Assessment should be undertaken to determine house type requirements. It is important that the assessment is reviewed annually to reflect current requirements. A flexible approach is required to allow consideration on a site by site basis.

One respondent says research has not been carried out to answer this question.

One respondent expresses confusion over the question. If it is an estimate of future demand, careful assessment of the sample is required. If it is an invitation to comment on where demand may arise then it may be difficult to assess how the general public can express a sound view on the matter, as it is difficult even for those in the housing market to estimate.

##### **2.14.9.2 Banbury:**

Two respondents suggest 2 and 3 bedroom housing are most sought after and sell best, followed by 4 bedroom housing.

Another respondent suggests 3 bedroom housing is mostly required. An urban extension to the north would require a range of housing types.

One respondent suggests a mix of housing is required for Banbury.

##### **2.14.9.3 Bicester:**

One respondent suggests 2 and 3 bedroom housing is most required for Bicester.

##### **2.14.9.4 Kidlington:**

No comments.

##### **2.14.9.5 Rural (North):**

No comments.

##### **2.14.9.6 Rural (South):**

No comments.

#### **Officer Response**

The Council does not have detailed information on the profile of the existing housing stock and it is agreed that a district wide approach would be more appropriate than a sub-district breakdown. In addition to considering the results of the Strategic Housing Market Assessment (2007), the Council will consider whether further work should be commissioned to arrive at a suitable mix of housing that policies should seek to deliver. There would still be the potential to require more specific, reasonable requirements for individual strategic sites should there be justifiable evidence.

#### **2.14.10 Summary of Response (Key Issue 4)**

##### **Key Issue 4**

Should it be necessary to allocate land away from the district's towns and larger villages, what option should the Council pursue?

##### **2.14.10.1 General:**

Two respondents suggest the Banbury and North Cherwell Site Allocations DPD should identify strategic sites adjacent to the built up area of the town. They should be well planned mixed use urban extensions with good links to public transport routes to town centre and main employment areas and the Banbury Railway Station.

Another respondent argues that there are sufficient suitable sustainable locations for planned extensions to urban areas, it is not necessary to identify further sites in less sustainable locations.

One respondent suggests urban extensions are preferred secondary locations to land within urban areas, rather than Greenfield settlements.

Two respondents support the idea that urban extensions are likely to be the next sustainable option for accommodating growth after 2026 after previously developed land and buildings within urban areas have been maximised. In assessing potential urban extension a number of issues need to be considered, accessibility to services and public transport, infrastructure capacity, environmental constraints.

One respondent suggests the Core Strategy will need to be flexible to the changing circumstances in previously developed land. Deliverability may be delayed as these sites maybe unviable. Although the Core Strategy will have to deliver housing in accordance to the Structure Plan and South East Plan, this shouldn't allow the release Greenfield sites in unsustainable locations.

One respondent believes previously developed land should be used first. It is not sensible to be prescriptive but a sequential process should be carried out.

One respondent opposes any allocation of a significant amount of land away from Banbury and Bicester. There are enough deliverable sites adjoining Banbury and Bicester that can be developed as urban extensions in accordance with PPG3 sequential approach.

One respondent states that in consideration of this option, it is necessary to ensure the potential available previously developed land on the edge of urban area is fully optimised, where accessibility should be a key consideration. Suggest Bicester Airfield.

One respondent comments that the LDF should not prevent Greenfield land being released, especially where there is a history of low completions or worsening affordability. It will be necessary to allocate land away from the larger towns and this should be around nodes of good public transport corridors.

#### **2.14.10.2 Option 1:**

##### **Key Issue 4I Option 1**

Develop on previously developed land around nodes in good public transport corridors

There was one comment of undetailed support for this policy.

Two respondents suggests developing on previously developed land (PDL) around nodes in good public transport corridors (Option 1) and then develop on sites which will secure the best possible development around nodes in good public transport corridors (Option 2).

Two other respondents agree on developing on PDL around nodes in good public transport corridors (Option 1) in Suburban areas. They suggest developing on sites which will secure the best possible development around nodes in good public transport corridors (Option 2) in urban areas. A definition of Suburban and Urban should be included.

One respondent supports this option, stating that PDL is a key component of Government policy, and should be developed before Greenfield sites. There should be a full appraisal of the ability of Shipton on Cherwell quarry to accommodate a new settlement. The quarry should be identified in the SEA and compared with other options.

One respondent supports option 1 as the alternative provides for development on Greenfield land.

Another respondent comments that option 1 is appropriate provided that there are no PDL sites within the settlements suitable for development, and no appropriate locations for the provision of sustainable urban extension.

#### **2.14.10.3 Option 2:**

##### **Key Issue 4I Option 2**

Develop on sites which will secure the best possible development around nodes in good public transport

There were 6 comments of undetailed support for this option.

One respondent suggests developing on PDL around nodes in good public transport corridors (Option 1) and then develop on sites which will secure the best possible development around nodes in good public transport corridors (Option 2).

Another respondent supports developing on sites which will secure the best possible development around nodes in good public transport corridors as there may not be PDL in towns and villages in most need of housing development or in the most sustainable locations.

One respondent supports the allocation of sites that will deliver development in the most sustainable manner, in accordance with PPG3. The land should be readily available in the plan period. Greenfield land should not be ruled out through an overly restrictive policy approach.

#### **2.14.10.4 No Option Preferred:**

Three respondents propose an additional option which is "Develop on sites which offer the most sustainable development". Planned extensions to existing towns and villages are generally considered more sustainable after making use of previously developed land in urban areas. Neither option is supported as the sustainability of the site should be the most important factor.

Another respondent comments that in urban areas, priority should be development on PDL before Greenfield sites. Outside urban areas priority should be development in the most sustainable locations, whether or not Brownfield land is available. The criteria to assess sustainability in PPS1 should be used.

Two respondents agree that it is not considered appropriate in the context of the emerging South East Plan to redirect growth of towns to sites away from Banbury at locations that may be identified as nodes along public transport corridors. The Urban Housing Potential Study 2005 has not identified in the Category 1 settlements a strategic site that could be considered in those terms.

### **Officer Comment**

Since the issues and options paper was produced, Planning Policy Statement 3 has been finalised and published. The PPS underpins the Government's response to the *Barker Review of Housing Supply* and achieving a 'step-change' in housing delivery. PPS3 provides new national policy which guides local decisions about planning for housing, including identifying the most sustainable strategic locations for housing growth. Of particular note, is that while priority should still be given to prioritising previously developed land, the former sequential test (para 30 Planning Policy Guidance note 3 (2000)) no longer exists. There is now a broader emphasis on achieving sustainable development (including reducing carbon emissions) and meeting the vision and objectives for the area. PPS3 stresses the importance of identifying suitable sites that are deliverable and developable.

#### **2.14.11 Summary of Response (Key Issue 4J)**

##### **Key Issue 4J**

What is the minimum density that would be provided in the following locations?

##### **2.14.11.1 General:**

One respondent suggests that ranges should accord with PPG3, but there should be an explanation of when higher or lower densities would be appropriate.

One respondent comments that ranges should depend on the context of the individual sites; densities of less than 30dph or higher than 45dph may be appropriate.

Two respondents feel that flexibility should be built into the policy to allow for lower than prescribed densities, if they would result in a detrimental effect on the character of the area. Flexibility would prevent 'shoe horned' extremely high density development within a low density area, thus creating an imbalance.

One respondent states that densities should reflect the guidance set out in Annex C of draft PPS3 with reference to flexible targets. Densities should also be based on individual site merits – a static target is unrealistic and simplistic. Additionally, town centre development can easily exceed 50 dph. Consideration should also be given to assessing density through "habitable rooms per hectare" and "population per hectare".

One respondent suggests targets should be based on individual site characteristics as well as the needs of an area. Additionally, setting targets above the levels proposed in draft PPS3 is unrealistic. Therefore, the minimum density options should be amended to be; 30dph (rural), 35dph (suburban) and 40dph (urban). In some circumstances even lower densities may be appropriate.

Two respondents feel the targets proposed are too cautious when compared with those put forward in PPS3. Density targets should also be varied according to location, character of the area, accessibility to public transport, design, environmental constraint, and the level of nearby service provision.

Another respondent suggests that densities should be commensurate with the capacity and constraints of a site, the nature of its surroundings and its sustainability credentials. Additionally, minimum densities in urban areas could be increased.

Several respondents comment that the Council should better acknowledge the advice of PPG3 (current policy is for a density of between 30 and 50 dph until the advice is amended). PPG3 and emerging PPS3 state that target ranges are not necessary. PPG3 states that local developers and planners should think imaginatively about designs and layouts which make more efficient use of land without compromising the quality of the environment. At the same time, it provides a framework for each location to be considered on its own merits. CDC should stay with these indicative ranges rather than trying to prescribe higher ranges. One respondent believes that densities should accord with PPG3 or its successors, meaning, at present, a minimum density of 30 dwellings per hectare. Higher densities may be appropriate in particular locations, as may lower densities.

Densities should be in accordance with the guidance contained in PPG3. The minimum density of 30dpha should be permissible in rural areas whilst there should be a higher minimum density in urban areas of at least 45dpha.

Another respondent suggests the Council should proceed with caution as policy advice will change during the course of LDF progression. However, advice in PPG3 is considered to be an appropriate starting point. Any policy should also retain flexibility to respond to the individual merits of each site and the development proposed. Densities should reflect aspirations for the District as a whole. Densities should be a product of high quality design and if this approach is adopted then the District Council's aspiration of making best use of land will be met without detriment to the quality of the residential environment.

One respondent feels that each site should be considered on its own merits and densities should demonstrate ambition in terms of density and land use efficiency. There should be a distinction made between respecting existing character and appearance and the need for creation of a different character and appearance where necessary, appropriate and/or acceptable.

One respondent comments that the ranges accord with emerging national guidance; however, policies should also be sufficiently flexible to account for local circumstances.

One respondent feels the Council should not be too prescriptive as this is the antithesis of achieving the wider objectives of better design and more liveable communities.

#### **2.14.11.2 Rural Locations:**

Option A.) 30 dph; or Option B.) 35 dph
--

There was one undetailed comment of support for Option A.

One respondent supports A; being the lowest minimum density possible.

There was one undetailed comment of support for Option B.

Another respondent supports the higher end of the two options in each location (i.e. B).

Two respondents support a range of 30-40 dph as this is consistent with the guidance in draft PPS3.

#### **2.14.11.3 Suburban Areas:**

Option A.) 35 dph; or Option B.) 40 dph
--

Strong support for setting the lowest minimum densities possible, i.e. Option A.

Support for Option A, but the Core Strategy will need to explain the distinction between Suburban Areas and Urban Locations. As a matter of normal definition, "suburban areas" are within "urban locations".

There were two undetailed comments of support for Option B.

Some support for the higher end of the two options in each location (i.e. B).

#### **2.14.11.4 Urban Locations:**

Option A.) 40 dph; or Option B.) 45 dph
--

There was one undetailed comment of support for Option A.

Strong support for setting the lowest minimum densities possible, i.e. Option A.

Support for Option B, but the Core Strategy will need to explain the distinction between Suburban Areas and Urban Locations. As a matter of normal definition, "suburban areas" are within "urban locations".

Some support for the higher end of the two options in each location (i.e. B).

There was one undetailed comment for 45dph (i.e. Option B).

#### **Officer Comment**

Since the issues and options paper was produced, Planning Policy Statement 3 has been finalised and published. It states that Regional Spatial Strategies should set out the regions housing density policies, including any target. The Draft South East Plan (as proposed to be changed by the Secretary of State) includes an overall regional target of 40 dwellings per hectare (policy H5). PPS3 states that Local Planning Authorities should develop their own density policies having regard to specified considerations. It also states that they may wish to set out a range of densities across the plan area rather than one broad density range but that 30 dwellings per hectare (net) should be used as a national indicative minimum until local density policies are in place. In developing policies, there will be a need to ensure that effective and efficient use of land is made, while ensuring there is sufficient flexibility to take into account the character and appearance of different areas of the district and, where necessary the needs of individual sites.



## **2.14.12 Summary of Response (Key Issue 4K)**

### **Key Issue 4K**

In seeking to meet the requirements of the elderly, those with special need and the homeless, which of the following options would you prefer?

#### **2.14.12.1 General:**

One respondent suggests identifying a specific site in an area based on need. It may be preferable to identify an individual site in an area where provision is most needed.

One respondent comments that all sites must be close to shops and medical facilities.

Another respondent suggests this is a complex issue since different priorities should be given to those with special needs, then the elderly, and then to varying types of homelessness.

#### **2.14.12.2 Option 1:**

##### **Key Issue 4K Option 1**

Allocate land or buildings to meet specific, deliverable requirements

One respondent supports option 1, but comments that this should be subject to landowner agreement.

There was one undetailed comment of support for Option 1.

#### **2.14.12.3 Option 2:**

##### **Key Issue 4K Option 2**

Provide specific planning policies to facilitate the provision of necessary accommodation

One respondent supports option 2 and greater discussions with developers. Option 2 would enable discussions with developers on the provision of housing to meet these needs. Specific allocations, however, may sterilise land if funding for special needs accommodation is not available.

One respondent comments that a planning policy is necessary to facilitate the provision of needed accommodation without pre-empting the market.

There were 3 undetailed comments of support for Option 2.

#### **2.14.12.4 No Option Preferred:**

No comments.

### **Officer Comment**

Since the issues and options paper was produced Planning Policy Statement 3 has been finalised and published. It seeks to widen opportunities for homeownership and to ensure high quality housing for those who cannot afford market housing, in particular those who are in vulnerable or in need. It seeks to create sustainable, inclusive, mixed communities and states that Local Planning Authorities should plan for a mix of housing which responds to household need including the requirements of specific groups including older and disabled people. The Core Strategy will need to develop in a way that addresses the needs of the whole Cherwell community. It is likely that in general targeted policies will be more effective in achieving mixed communities than land allocations (for example,

requiring a certain mix of housing), but the possibility of allocations should not be ruled out where local circumstances require a specific, site based solution.

#### **2.14.13 Summary of Response (Key Issue 4L)**

##### **Key Issue 4L**

Where need is established, what strategic option would you prefer in allocating land for Gypsy and Traveller provision?

##### **2.14.13.1 General:**

With regards to low income members of the travelling community, one respondent comments that only three sites in the Banbury and North Cherwell District is inadequate provision. Furthermore private sites are not appropriate as the residents may be on very low incomes and may have to pay the rent charge deficits themselves. CDC should provide for low income members of the community, just as they do for the settled community. Additionally a range of sites should be built to cater for a range of needs, incorporating pitches suitable for the elderly.

One respondent suggests a larger number of small sites rather than one large site. They recommend a site with 6-10 plots as being favourable for most families. Additionally, large sites can be difficult to manage, particularly if there are tensions between the residents.

One respondent recommends the provision of transit sites, as many Gypsies and Travellers are travelling to find work but want to lawfully carry on their nomadic customs. Transit sites would allow them to stay for a short time and to pay for the amenities available.

One respondent comments that this is a problem on a large scale which CDC should not try to solve on its own but should work with the County Council.

Another respondent argues that the strategy for development in rural settlements needs to look more thoroughly at the issue than the narrowly defined alternatively presented.

##### **2.14.13.2 Option 1:**

###### **Key Issue 4L Option 1**

Allocate land in the main urban areas

There were two undetailed comments of support for Option 1.

##### **2.14.13.3 Option 2:**

###### **Key Issue 4L Option 2**

Allocate land on the edge of the main urban areas

There was one undetailed comment of support for Option 2.

Option 2 considers the needs of both the travelling and the settled community: Most Gypsy and Traveller families want to be close to local services but not too centrally within the built up area, and so Option 2 is supported. However, these sites should not be on land considered unsuitable for other development (i.e. too close to the motorway, electrical substations and pylons, or close to refuse tips or sewage works).

##### **2.14.13.4 Option 3:**

###### **Key Issue 4L Option 3**

Allocate land in sustainable rural locations

There was one undetailed comment of support for Option 3.

One respondent comments that the gypsy lifestyle is not compatible with urban living, and also deposits should be paid against clean up costs.

**2.14.13.5 No Option Preferred:**

One respondent supports a combination of all three options, including a 'rounding off' of development on the fringes of settlements.

**Officer Response**

The South East England Regional Assembly (SEERA) is about to consult on the accommodation needs of Gypsies and Travellers and Travelling Showpeople to inform a partial review of the South East Plan. This review is being undertaken in response to Government policy which requires the needs of the travelling communities to be comprehensively assessed and which places a responsibility of Local Planning Authorities to identify sites to meet those needs. Government circulars (ODPM 01/2006 & DCLG 04/2007) provide guidance on site identification. The Council will consider this guidance as well as the completed South East Plan review in site identification and will consult with the travelling communities and partner organisations such as the County and Parish Councils.

## **2.15 Key Issue 5**

The need to promote the role of town centres and local shopping facilities

### **2.15.1 Summary of Response (General)**

One respondent feels that provision should be made at all local villages to meet local needs.

One respondent suggests that development should be primarily in urban areas, where there is the necessary transport infrastructure. The provision of homes and employment should be balanced.

Another respondent suggests the protection of cultural facilities should also be referred to, as Key Issue 5 is related primarily to retail and commercial activities.

One respondent resubmits their representation to the Local Plan process regarding the contribution that garden centres make to a more diverse rural economy.

### **2.15.2 Summary of Response (Key Issue 5A)**

#### **Key Issue 5A**

What should be the role of the main centre of Banbury?

#### **2.15.2.1 General:**

One respondent comments that provision will be determined according to the market and CDC should also follow a sequential approach. Option 2 appears to provide the best balance but the questions are too detailed.

Another respondent suggests there is a lack of evening activities in Banbury.

#### **2.15.2.2 Option 1:**

##### **Key Issue 5A Option 1**

To be retained as the main location for principally retail provision

One respondent supports option 1 (retaining existing centres).

There was one comment of undetailed support for this option.

#### **2.15.2.3 Option 2:**

##### **Key Issue 5A Option 2**

To provide more diversity of uses through a greater emphasis on the development of leisure facilities, including pubs, restaurants, cinemas etc

There were three comments of undetailed support for this option.

#### **2.15.2.4 Option 3:**

##### **Key Issue 5A Option 3**

To provide a wide range of diversity with the provision of housing, cultural and community facilities including the range of leisure uses set out in Option 2

One respondent suggests that Banbury Town Centre should have the widest role as a focus for development. It needs to be diverse to withstand pressure and to prevent social problems associated with centre decline.

One respondent comments that Banbury is the most sustainable location for diverse development and Option 3 is in accordance with government guidance.

Another respondent suggests that option 3 provides for the most diverse uses and is in accordance with Structure Plan policy. Diverse uses in centres, with adequate community facilities, will improve accessibility for residents of the town and surrounding villages. Congestion will also be reduced.

One respondent supports option 3, which could be achieved by retaining and enhancing the historic core of the town.

There were two comments of undetailed support for this option.

There was one comment of undetailed support for this option (after Option 2).

#### **2.15.2.5 No Single Option Preferred:**

One respondent suggests Banbury should continue to be the main centre for retail activity and should include the mix of uses proposed in Options 2 & 3.

#### **2.15.3 Summary of Response (Key Issue 5B)**

##### **Key Issue 5B**

What should be the role of the main centre of Bicester?

##### **2.15.3.1 General:**

One respondent suggests there should be an increase in facilities and services in Bicester in light of the SE Plan proposals.

Another respondent feels that attention should be paid to PPS6 and a full assessment of need and supply of retail, leisure and other town centre uses should be undertaken.

One respondent comments that the Centre of Bicester is currently being changed drastically.

##### **2.15.3.2 Option 1:**

##### **Key Issue 5B Option 1**

To be retained as the main location for principally retail provision

One respondent prefers Option 1, suggesting that Bicester should accommodate a range of retail uses. They recognise that it is positioned below Banbury in the hierarchy. Some of the leisure facilities identified in Option 2 could be located and supported by Bicester's economy but a cinema would be better located in a sub-regional centre.

There was one comment of undetailed support for this option.

##### **2.15.3.3 Option 2:**

##### **Key Issue 5B Option 2**

To provide more diversity of uses through a greater emphasis on the development of leisure facilities, including pubs, restaurants, cinemas etc.

There was one comment of undetailed support for this option.

##### **2.15.3.4 Option 3:**

##### **Key Issue 5B Option 3**

To provide a wide range of diversity with the provision of housing, cultural and community facilities including the range of leisure uses set out in Option 2

There was one comment of undetailed support for this option.

#### **2.15.4 Summary of Response (Key Issue 5C)**

##### **Key Issue 5C**

What should be the role of the main centre of Kidlington?

##### **2.15.4.1 Option 1:**

##### **Key Issue 5C Option 1**

To be retained as the main location for principally retail provision

No comments.

##### **2.15.4.2 Option 2:**

##### **Key Issue 5C Option 2**

To provide more diversity of uses through a greater emphasis on the development of leisure facilities, including pubs, restaurants, cinemas etc

There were two comments of undetailed support for this option.

##### **2.15.4.3 Option 3:**

##### **Key Issue 5C Option 3**

To provide a wide range of diversity with the provision of housing, cultural and community facilities including the range of leisure uses set out in Option 2

There were two comments of undetailed support for this option.

#### **2.15.5 Summary of Response (Key Issue 5D)**

##### **Key Issue 5D**

What do you consider the role of other centres to be within the district?

##### **2.15.5.1 General:**

One respondent encourages development in the more sustainable rural settlements to enhance their sustainability, without threatening viability of existing centres or having a negative environmental impact.

One respondent suggests no development outside of existing centres unless it can be supported by a strong package of transport measures, although provision of local services may be required to cater for needs of local communities.

Another respondent suggests development should be encouraged where it would enhance viability, although transport policies should also be a consideration.

##### **2.15.5.2 Option 1:**

##### **Key Issue 5D Option 1**

To maintain the current level of services within district and village centres

There were two comments of undetailed support for this option.

##### **2.15.5.3 Option 2:**

##### **Key Issue 5D Option 2**

To allow modest growth in the range and scale of facilities available within district and village centres

One respondent suggests additional facilities and services should be encouraged in rural settlements, reducing the need to travel and therefore contributing to the creation of sustainable communities.

There was one comment of undetailed support for this option.

#### **2.15.5.4 Option 3:**

##### **Key Issue 5D Option 3**

To identify key centres for significant expansion

One respondent supports expansion particularly in the form of a major multipurpose sports facility which could be central.

#### **2.15.6 Summary of Response (Key Issue 5E)**

##### **Key Issue 5E**

Where should the future growth of Banbury be located?

##### **2.15.6.1 General:**

One respondent suggests centralised locations, as these are the most sustainable in transport terms.

Another respondent suggests an audit of infrastructure should be undertaken before more building is allowed. Large developments on the urban fringe represent the best way of achieving development and the associated facilities- although they should be tightly phased so as to maintain a tight urban edge.

##### **2.15.6.2 Option 1:**

##### **Key Issue 5E Option 1**

Restrict development to serve local needs

One respondent comments that the continuous, characterless growth of recent years should not continue although a significant increase in housing provision in Banbury will prove hard to resist.

Another respondent suggests natural growth rather than expansion as the town is struggling to cope with the growth it has sustained to date.

##### **2.15.6.3 Option 2:**

##### **Key Issue 5E Option 2**

Focus major development proposals wholly within the central areas by redeveloping existing sites

There were two comments of undetailed support for this option.

##### **2.15.6.4 Option 3:**

##### **Key Issue 5E Option 3**

Promote the expansion of the centres by the identification of additional locations to accommodate future growth

One respondent believes the Council should facilitate the expansion of Banbury.

One respondent feels the Council should allow for expansion of Banbury centre into Canalside.

There were three comments of undetailed support for this option.

**2.15.6.5 No Option Preferred:**

One respondent suggests that option 2 and 3 should be combined. Retail and leisure growth should be located in central areas where there is ease of access. This means making use of redevelopment opportunities although suitable sites may also exist on the fringes.

**2.15.7 Summary of Response (Key Issue 5F)**

**Key Issue 5F**

Where should the future growth of Bicester be located?

**2.15.7.1 Option 1:**

**Key Issue 5F Option 1**

Restrict development to serve local needs

No comments.

**2.15.7.2 Option 2:**

**Key Issue 5F Option 2**

Focus major development proposals wholly within the central areas by redeveloping existing sites

No comments.

**2.15.7.3 Option 3:**

**Key Issue 5F Option 3**

Promote the expansion of the centres by the identification of additional locations to accommodate future growth

There were three comments of undetailed support for this policy.

**2.15.7.4 No Option Preferred:**

One respondent supported both Options 2 & 3.

Another respondent supported both Options 1 & 2.

**2.15.8 Summary of Response (Key Issue 5G)**

**Key Issue 5G**

Where should the future growth of Kidlington be located?

**2.15.8.1 Option 1:**

**Key Issue 5G Option 1**

Restrict development to serve local needs

There were two comments of undetailed support for this option.

**2.15.8.2 Option 2:**

**Key Issue 5G Option 2**

Focus major development proposals wholly within the central areas by redeveloping existing sites

No comments.



### 2.15.8.3 Option 3:

#### Key Issue 5G Option 3

Promote the expansion of the centres by the identification of additional locations to accommodate future growth

There were two comments of undetailed support for this option.

#### Officer Response

A range of comments regarding the role of Banbury Town Centre were received, and the general consensus is that in order to remain competitive, it is believed, the centre should have a wide and diverse role, with a range of service and facilities. Policy for Banbury Town Centre will be developed further in later stages.

Fewer comments were received with respects to the role of Bicester Town centre; although widening the range of retail and leisure on offer has been highlighted. The policy for Bicester Town Centre will be developed further in the later stages. It has long been an aspiration for the council to see Land at Bure Place Car Park redeveloped to increase the range of uses in the town centre and it is likely that this will play a key part in the strategy for the Town Centre.

For Kidlington, Option 2 received the most support, although overall there was a low response to this question. Again, the policy for the village centre will be developed further in the later stages.

Since the publication of the *Issues and Options* paper the council has a final version of PPS6 Assessment; this will inform policy approach the council takes for the various urban centres.

Various comments were received regarding the role of other rural centres in the district, comments support development in the more sustainable locations and have emphasised the importance of public transport links. The council agrees with the principle of sustainable commercial development in rural areas. The development of policies for the rural areas will be considered in later stages.

When asked about the future growth of Banbury Town Centre, there were a mix of views, some believed there should be steady growth within central areas and some supported expansion, e.g. canalside location. The PPS 6 assessment will help inform of appropriate locations for growth/redevelopment, any strategic locations will be set out in the draft Core Strategy.

No comments were received in response to questions asking how Bicester and Kidlington centres could grow. Again, the PPS assessment will help inform of appropriate locations for growth/redevelopment, any strategic locations will be set out in the draft Core Strategy.

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Core Strategy  
Options for Growth 2009

**Appendix 2: Summary of Consultation**

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## 1 Options for Growth

In September 2008 Cherwell District Council undertook consultation on the Options for Growth Document.

The document sought opinions on the best ways to accommodate future housing development in Cherwell. As we are required to consider alternative approaches to providing new housing over the period to 2026 in preparing a Core Strategy for the District, the consultation invited comments to help us decide what the “reasonable alternatives”, or options we need to examine more closely, were.

We sought comments on the following areas

- How might development be distributed across the District?
- Where might major development go at Banbury and Bicester?
- How might development be distributed to the villages?

### 1.1 How did we consult?

The consultation ran for eight weeks from 29 September 2008 – 24 November 2008.

#### 1.1.1 Distribution

The Options for Growth consultation document and its supporting Executive report were available online to view and make comments at [www.cherwell.gov.uk/localdevelopmentframework](http://www.cherwell.gov.uk/localdevelopmentframework) . A summary leaflet was also produced.

Notices were placed in the Banbury Guardian and Oxford Times for the week prior to, and the first week of, the consultation. A ‘wrap’ was produced for the Banbury Cake (to cover the front and back page of the paper) and a full page advertisement was placed in the Bicester Advertiser.

Everyone registered on our mailing list (over 2000 people) was notified of the consultation either by email or letter.

Hard copies of the consultation document and posters highlighting the consultation were sent to all Town and Parish Councils, Council offices, main and mobile libraries and anyone who requested a copy.

#### 1.1.2 Meetings

Planning Officers held/attended a number of meetings during the consultation period to highlight the Options for Growth Consultation.

Figure 1: Timetable of meetings

Date	Meeting
18 September	Cherwell Community Planning Partnership ( LSP) (Presentation)
22 September 2008	Members Seminar on Options for Growth
25 September 2008	Press Briefing on Options for Growth
25 September 2008	Parish Workshop on Options for Growth
2 October 2008	Banbury Town Council on Options for Growth
14 October 2008	Bicester Vision Meeting (Display)

21 October 2008	Bicester Town Council on Options for Growth
22 October 2008	Banbury College Adult Course on Options for Growth
12 November 2008	Annual Parish Liaison Meeting (Display and presentation)
13 November 2008	Bicester Vision Symposium (Display and presentation)

### 1.1.3 Exhibitions

Four exhibitions were held at the following locations. These involved using display boards showing the locations of the reasonable alternatives and also village clustering maps and any interested member of the public could ask officers questions.

Figure 2: Exhibitions



Date	Venue
Friday 10 October 10 – 4pm	The Courtyard, Bicester
Saturday 11 October 9 – 5pm	Castle Quay Shopping Centre, Banbury
Saturday 25 October 9 – 12.30pm	Deddington Farmers Market
Friday 31 October 10 – 4pm	Exeter Hall, Kidlington

## 1.2 Responses

All responses made during the consultation period are on-line and available to view at <http://consult.cherwell.gov.uk/portal/ldf/cs/ofg>

All email or letter responses received have been placed under the question to which their comment is relevant.

### 1.2.1 Breakdown of Responses

We received a total of 343 responses to the Options for Growth consultation

Web	<b>63</b>
Emails	<b>57</b>
Leaflets	<b>75</b>
Letters	<b>148</b>

Some letters and emails did not state to which question/s the respondents comment relates and therefore the officers took the decision under which question it is applicable. Where necessary this means that the same comments are placed under a number of questions. If a response received did not relate to any specific question, these have been recorded under question 3.

These generated a total of **1775** comments which have all been stored under the relevant section of the document.

### 1.2.2 Classification of responses

Our online consultation portal asks whether a comment is a support, support with conditions, object or observation. Many representations made during the consultation did not specify which of these is applicable; therefore officers determined this. Where a respondent has not specifically said they object or support a proposal it has been included as an observation.

Supports	<b>426</b>
Objects	<b>420</b>
Observations	<b>836</b>
Support with Conditions	<b>91</b>

### 1.2.3 Summary of Response Rates to Questions

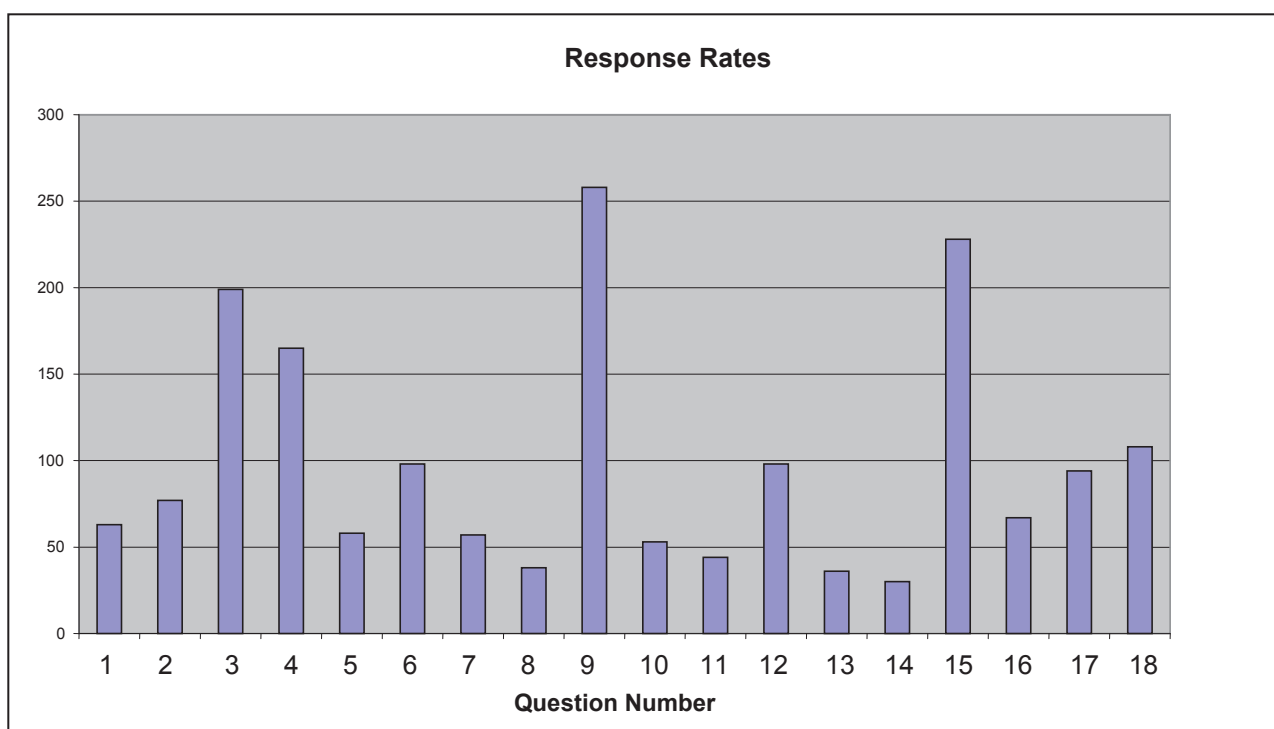


Figure 3: Representations per question

Figure 3 clearly shows that Questions 3, 4, 9 and 15 received the most representations.

Question 3 relates to factors affecting the distribution of housing across the District and was where any questions that were not specific to any other question so may be slightly skewed.

Question 4 relates to options for housing distribution in Banbury and North Cherwell.

Question 9 relates to major sites in Banbury.

Question 15 relates to distribution of housing to the villages.



## 2 Summary of Response to Questions

Below are the summaries of the main points made to each question. They are to act as a guide only and full responses to all the questions can be viewed at <http://consult.cherwell.gov.uk/portal/ldf/cs/ofg>.

Officers use the full responses as they prepare the next stage of the Core Strategy.

### 2.1 Question 1

#### Issues and Objectives

Are there any new issues and objectives or possible objectives you would like us to consider?

No of Responses	Object	Support	Observations	Support with conditions	Total
	9	10	35	9	<b>63</b>

#### 2.1.1 Summary of Response

Main areas to consider include:

- Transport and Infrastructure
- Better public transport
- Better links between public transport and public services
- Biodiversity
- All villages being allowed some development if necessary
- Too much focus on Greenfield sites
- Reuse of vacant buildings
- Maintain Cotswold AONB
- Review of the Greenbelt
- Need to encourage more cycling and walking through protecting countryside
- A lot of reference to avoiding coalescence and protecting villages
- Protection of village identity
- Aim for sustainable communities, supporting the growth of sustainable villages
- Aim for reduced car usage
- Aim to reduce need to travel
- Energy and Climate Change and resource efficiency
- RAF Upper Heyford
- Encourage long term stewardship and community engagement within all development schemes
- Greater consideration of heritage assets
- Greater consideration of a Banbury sub-region
- Delete references to Oxfordshire Structure Plan

Government Office for South East would like to see some “place specific” objectives.

Natural England would like reference to provision of green infrastructure networks.

#### Officers Response

Many of the comments received emphasised the importance of issues already referred to in the draft objectives, rather than suggesting new objectives (for example reducing private travel and increasing cycling/walking). Other respondents did not necessarily criticise the draft objectives but highlighted areas of apparent conflict between the draft objectives and local circumstances (such as the closure of a local shop) or between the strategic sites

proposed. A general theme of most of the comments (the complete representations, rather than the summaries above) was the need for our objectives to be more meaningful, measurable and specific. For example, respondents referred to the need for transport improvements at specific locations, the need to recognise the particular circumstances of the district and the varying rural, semi urban and urban locations, the need to recognise the valued historic environment of the district, the presence of the Cotswolds AONB, and also the issue of coalescence between settlements.

## 2.2 Question 2

### Evidence Gathering

*Is there any information you wish to provide to help us determine where development should go?*

No of Responses	Object	Support	Observations	Support with conditions	Total
	11	5	60	1	<b>77</b>

### 2.2.1 Summary of Response

Responses to this question divide broadly into the following groups:

Firstly, comments discussing the advantages and disadvantages of greenfield vs brownfield development, rural vs urban development, or the advantages and disadvantages of rural growth in larger vs smaller villages (as well as the need to plan for Kidlington in a similar way to Banbury and Bicester, rather than the rural areas).

Secondly, comments relating to local evidence supporting or undermining the case for development on specific sites in both urban and rural areas, and comments questioning why a particular village has been grouped in a particular category, or why it has been clustered with other villages.

Thirdly, listing the kinds of issues to be considered in determining locations for growth including:

- Traffic implications
- Public transport availability
- Road access in adverse weather
- Detailed understanding of infrastructure provision and future requirements
- Coalescence
- Agricultural land quality
- Local topography and landscape
- Flooding
- Protection of Battlefields
- Education provision
- Archaeology
- Geology and hydrology (detailed local knowledge submitted)
- Suitability for burial ground use

Fourthly, some comments were very specific on suggested sources of information that the Council should refer to in selecting locations for development, including:

- Parish Plans
- Survey the parking standards of existing developments to identify whether there are serious problems resulting from them where there is inadequate public transport as an alternative
- Survey those who live in new developments to find out if housing is of an adequate quality and scale
- Survey smaller villages to test the willingness to accept further modest housing growth and the extent to which it could make the local school pub church etc sustainable
- Research the level of development that has already taken place in villages
- Employment land study

- Specific studies required to inform future work include the Strategic Flood Risk Assessment (SFRA), the Strategic Housing Land Availability Assessment (SHLAA), and the Strategic Housing Market Assessment (SHMA)

Finally, some comments were critical that decisions had not been made on a complete evidence base but instead on an emerging evidence base.

### **Officers Response**

This question generated some important local information relating to the particular circumstances of villages (responded to against Q15). A number of the generic issues suggested have already provided an important steer in selecting the locations for growth or in identifying a categorisation of villages. Many of the studies referred to were underway at the time of producing the report. The identification of reasonable alternatives was based on an emerging evidence base but what had already emerged was sufficient to discount some of the options not taken forward. Additionally some of the decisions had already been made and 'tested' outside of the Cherwell Local Development Framework (i.e. the urban focus for development was set out in the South East Plan).

## 2.3 Question 3

### Factors affecting the distribution of housing across the District

*Are there any other factors that should be taken into consideration?*

No of Responses	Object	Support	Observations	Support with conditions	Total
	11	5	60	1	<b>77</b>

#### 2.3.1 Summary of Response

The main issues that were raised to this question are:

- Affordable housing
- Need housing to let youngsters stay local and older people downsizing
- Against ribbon development in villages
- Previous development in villages should be considered
- Proximity to existing facilities
- Provision of good infrastructure
- Traffic and road infrastructure
- Existing commitments such as Bankside should be considered
- Support for review of the Greenbelt
- Keep Greenbelt
- Brownfield should be priority
- Fewer houses on more sites rather than vast estates
- Coalescence
- Kidlington's economic potential should be considered
- Employment should be considered.
- Provision for gypsies, travellers and travelling show people
- Flooding
- Bicester needs a Greenbelt, green corridor or green plan
- Capacity of Junction 9 of M40
- Deliverability of sites
- Proposed housing numbers are too low and should be revised to reflect NHPAU guidance

#### Officers Response

This question asked whether there are any other factors that could inform the distribution of development across the district (i.e. an urban/rural split), further to the factors set out in Table 3 of the Options for Growth document. Issues such as coalescence and Green Belt were listed in Table 3 as having already influenced the options set out in the Options for Growth document. Many of those listed above are factors that would not necessarily affect the split of distribution between Bicester and Banbury or between the 'Rest of Central Oxfordshire' and the 'Rest of North Cherwell' but rather are district wide, strategic level issues. Important issues raised in response to this question relate to the economic potential of Kidlington and the impact this may have on the distribution of growth to that part of the district.

## 2.4 Question 4

### Options for housing distribution in Banbury and North Cherwell (BNC)

*Do you agree with the range of options identified for further examination for housing distribution in Banbury and North Cherwell?*

*Which option or combination of options do you prefer?*

	BNC(a)	BNC(b)	BNC (c)	BNC(d)	BNC(e)	BNC(f)	BNC(g)
<b>Support</b>	21	50	13	18	10	17	19
<b>Object</b>	6	3	3	9	9	8	8

#### 2.4.1 Summary of Response

The most supported option for housing distribution was BNC (b): redistribute some development from the rural areas (villages) to Banbury to provide about 42% (2810 homes) at Banbury and 10% (670) homes in rural area.

Many respondents had similar concerns, and these are summarised below. They include:

- Focus on Brownfield sites
- Many respondents would like an urban focus in order to protect rural villages
- Employment should be near houses
- Existing infrastructure should be a major consideration
- Concerns about loss of green land
- Considered more opportunity for large development around Bicester than Banbury
- Want development near existing transport
- Options a, b, c are in conformity with South East Plan
- Each village has different needs and should be considered as such
- Some however would like more development in rural areas to ease pressure on Banbury
- Some villages don't want just affordable houses, would like smaller homes for youngsters and older people
- Comment that if in towns it would increase urban sprawl and put a huge strain on infrastructure
- Others comment that houses in larger villages helps sustainability
- Use up old stock first

#### 2.4.2 Other Comments

One developer comments that distribution should be based on a percentage split between the two areas rather than a district wide split as set out. Various organisations, landowners, agents and other respondents suggest different figures for distribution.

Cotswold Conservation Board disagrees with this approach of distribution of growth. They comment that Local Authorities should positively plan to meet the defined local needs of rural communities for small scale affordable housing, business and service development and that each community should identify through Parish Plans and Village Design Statements.

A respondent comments that there is more scope for development around Bicester than there is around Banbury.

Another respondent remarks that the definition of sustainability is clearly flawed if villages such as Hook Norton and Cropredy are considered Type A. There is inadequate infrastructure in these locations, in particular Hook Norton.

A respondent has concerns about the traffic implications for Banbury with all development planned for the area and comments that there are no clear proposals to deal with the traffic bottlenecks including Bloxham Road/South Bar, Bankside, Oxford Road and Cherwell St/Bridge Street.

Another respondent comments that reliance on Banbury for housing will not be feasible in the future due to topography and other reasons.

One developer comments that it should be made explicit that not all housing in Banbury will be able to be accommodated within the confines of the existing urban areas, and that additional Greenfield land is needed.

No information on economic growth over the plan period. This should be included.

Concern over the artificial distinction between North Cherwell and Central Oxon. Larger villages close to the boundaries ought to be capable of receiving a development allocation from either side of the boundary.

One site promoter comments that there is no evidence to support suggested options. Development should be in urban areas to promote economy and should also be allowed in rural areas to promote sustainability. Rural development should be focussed in sustainable villages as opposed to scattered generally across rural areas.

Kidlington Parish Council comment that Kidlington should not be in the general village category.

#### **2.4.3 Specific Comments**

Highways Agency support BNC (b).

Oxfordshire County Council have some concerns about option (b) as these levels may be inappropriate in view of the environmental and landscape constraints around the town and possible transport and other services. In land use policy terms we have no preference for one single option. However in all cases Cherwell District Council need to address any concerns about transport implications. Option BNC (b) would make it easier to provide efficient infrastructure economies of scale. Options BNC (a) BNC (e) and BNC (g) for Banbury appear consistent with SE plan. However Option BNC (e) would put pressure on the remaining villages that lay outside of the Green Belt as could Option BNC (f). Although consistent with urban concentration policy SP3 in SE Plan we question whether highest level of development for Banbury is appropriate given concerns about constraints around Banbury and possible transport implications. Relatively low growth at Banbury under option BNC (d) is a concern if high level of growth at Bicester is not accompanied by significant job growth so as not to increase out commuting. However should additional land be provided at Bicester for employment purposes as outlined by policy CO2 of the SE plan then this should go some way to addressing this issue.

English Partnerships supports BNC (b).

Banbury Civic Society objects to the extra 1000 homes from the SE Plan.

Thames Water broadly supports the housing distribution for Banbury and North Cherwell. Also comment that there is limited capacity for foul drainage and network upgrades would be required as will be required in the smaller villages.

Banbury Town Council would have supported option BNC (a) if it had not included additional 1 000 homes option. BNC (d) would work and the eco-suburb idea should be investigated further to accommodate more housing in Bicester.

Banbury School Trust agree with the options.

South Northants District Council prefer (d) and that (e), (f) and (g) are worthy of further investigation. In accordance with SE Plan.

West Northants Planning Unit do not consider the percentage distribution appropriate. Consideration should be given to sustainability of key Type A villages and catchments outside of the two main towns.

### **Officers Response**

The Options for Growth paper considered whether there might be some flexibility within the South East Plan's housing distribution for Cherwell; for example, for a greater level of housing in urban as opposed to rural areas, or between the north and south of the district. These were expressed as a series of 'reasonable' options. The Options for Growth paper calculated the residual amount of housing required in each area of the district taking of existing supply and a small amount of additional housing potential.

Since that time, the Government has published (in July 2009) a Planning Policy Statement on Eco-Towns as a supplement to PPS1. In doing so, it identified North West Bicester as one of the first four locations for an eco-town. The Council supports the inclusion of the NW Bicester location (as defined and presented through the council's NW Bicester Eco-Town Concept Study – Draft February 2009) in the Government's Eco-Towns Programme and Planning Policy Statement subject to ten published caveats (the 'ten-point plan'). The Council considers that such an eco-development is the most sustainable way of delivering major growth in the district and making an adjustment to the district's housing distribution as specified in the South East Plan to reflect this would be appropriate. The officer responses to Questions 5 and 6 outline further the case for Bicester and considers the implications for the rest of Central Oxfordshire.

In north Cherwell, there are also potential implications and reasons to support redistribution to Bicester. The Council disagrees with the Panel Report's conclusion that the town "lack(s) ... any serious environmental constraints". A draft Landscape Sensitivity and Capacity Assessment (Halcrow, 2009) demonstrates that the potential for large scale development around Banbury is more constrained than at Bicester in landscape terms and an emerging transport assessment (BaniTLUS) raises major issues in terms of potential traffic congestion. Nevertheless, Banbury has needs which need to be addressed, including canal-side regeneration close to the town centre (which has general public support), economic growth, developing its skill-base, affordable housing, making market housing more affordable, and providing new community infrastructure such as a ground for Banbury United Football Club. It has a role in achieving the South East Plan's goals of an urban focus and urban renaissance, and in meeting the needs of its own hinterland, and is of course assisted by its existing role as a major service centre with concentration of existing infrastructure, public transport, employment opportunities and, to some extent, redevelopment opportunities.

In the rural north, there is concern that the level of development that would need to be accommodated to meet residual South East Plan requirements would be too great in view of the likely number of potential villages that could sustainably accommodate significant growth and the pressure that would be placed on the rural environment. Whilst it is important that the Core Strategy seeks to address the local needs of villages in this area,



including by providing a reasonable level of growth that will widen housing opportunities, provide affordable housing and contribute in sustaining local facilities and services, it is also considered that an 'urban focus' is the most sustainable way for meeting the district's needs and planning for future growth.

It is therefore considered that there needs to be some distribution away from the rural north to Bicester to protect the character and environment of rural areas whilst ensuring sufficient development to meet rural needs. Although there remain concerns about the level of growth that Banbury faces, it is considered that retaining an urban focus and relieving the pressure on the rural north would be the most sustainable approach. It is also noted that there has been continued housing delivery at Banbury since 2006 which together with the good supply of deliverable and developable sites has lowered the residual requirements for the town. The emerging strategy will be kept under review as the Council continues to develop its evidence base.

## 2.5 Question 5

### **Options not selected for housing distribution in Banbury and North Cherwell (BNC)**

*Do you agree with the range of options NOT being selected for further examination for housing distribution in Banbury and North Cherwell?*

*Are there any other options that should be considered?*

#### **2.5.1 Summary of Response**

Some of the issues raised within this section include:

- Failure to take account of individual village needs
- Should include Upper Heyford
- Some support was given to the inclusion of site H as the only way to prevent all the larger villages turning into towns
- Couple of respondents would like to see J included so that these villages do not stagnate, whilst others support it not being included
- Some respondents would like to see K included
- Some support given for further investigation of possible Eco Town at NW Bicester

#### **2.5.2 General Comments**

One respondent comments that isolated hamlets and small villages may be able to support modest growth which could in turn improve sustainability.

Nature of the proposals fails to take into account the needs of the population with regards to food production, natural environment services and a whole host of other functions provided by green areas. We should conserve natural resources and limit the actions that would diminish them.

One respondent comments that its very difficult to comment on the merits of any of the other options as generic.

One developer supports not including these options and that all these proposed options would be contrary to the provision of the South East Plan proposed changes and would result in unsustainable patterns of development changing the character of the rural areas and failing to support the role of Banbury and Bicester.

Developer proposes new option, from a revised methodology.

#### **2.5.3 Specific Comments**

Banbury School Trust comments that they will soon be selling off some of the sites could offer a development site.

Oxfordshire County Council comment that little or no development at villages would be contrary to PPS3 which highlights the need to provide housing in rural areas in order to enhance or maintain their sustainability. Agrees with not including H-M as would suggest extreme development.

#### **Officers Response**

The Council is required to seek out and evaluate reasonable alternatives promoted by themselves and others. The Core Strategy must also be in general accordance with the South East Plan. Very compelling evidence would be needed to support a significant departure from the South East Plan. Table 3 of the Options for Growth consultation briefly outlines the factors which influenced the identification of reasonable alternatives.

The district has over 90 villages and hamlets and directing significant development to isolated settlements with very limited or no services and facilities and/or small populations would not be sustainable. Development in such locations would be overly reliant on travel by private car to access services, facilities and employment and would have a greater impact on the rural environment. Further work on village policy is on-going with the benefit of a Cherwell Rural Areas Integrated Transport and Land Use Study (CRAITLUS). This will enable further consideration to be given to village categorisation and the concept of village clustering, and to which villages would be best placed to receive allocations of land for housing to help meet rural needs. Village categorisation policy will also be used to identify groups of villages that are potentially suitable for some 'organic' growth such as the conversion of buildings and other small-scale development within village boundaries. The Draft Core Strategy will also need to consider the approach to rural exception sites which allow, as an exception to policy, small scale affordable housing schemes to meet local needs.

The former RAF Upper Heyford is already allocated for enabling development through saved policy H2 of the Oxfordshire Structure Plan 2016 which was not replaced when the South East Plan was published in May 2009. An planning application for development of the site has been made and was considered at a local inquiry in 2008 and 2009. Planning permission has recently (January 2010) been granted by Secretary of State. The Core Strategy will need to reflect this decision; focusing on the delivery of the site rather than the principle of development.

Minimum development at Bicester is not reasonable or realistic in view of South East Plan sub-regional strategy for Central Oxfordshire and the needs of the town. North West Bicester will continue to be considered through the Core Strategy process but as an eco-extension to Bicester and not as a freestanding development. This will ensure mutual benefits are secured for the development and in meeting the emerging vision for Bicester. A freestanding new town would not accord with the South East Plan, would draw investment away from Cherwell's existing settlements and would not achieve the same benefits for Bicester. An urban focused approach will help maximise appropriate opportunities for developing on previously developed land and minimising greenfield releases.

## 2.6 Question 6

### Options for housing distribution in Bicester and Central Oxfordshire (BCO)

*Do you agree with the range of Options identified for further examination for housing distribution in Bicester and Central Oxfordshire?*

*Which option or combination of Options do you prefer?*

No of Responses	Object	Support	Observations	Support with conditions	Total
	15	42	37	4	<b>98</b>

	BCO (a)	BCO (b)	BCO (c)
<b>Support</b>	26	35	12

### 2.6.1 Summary of Responses

Two most popular responses were for BCO (b) followed by BCO (a), which shows a strong preference on an urban focus within the Bicester area rather than the rural areas of Central Oxfordshire.

BCO (b) is to redistribute some of the remaining housing requirement from the remaining areas (villages) to Bicester to provide about 43% at Bicester and 5% in remaining areas.

BCO (A) is to focus about 35% at Bicester and 13% to remaining areas of Central Oxon and BCO (C) is to redistribute some development from Bicester to the remaining areas (villages) not in the Green Belt to produce about 32% at Bicester and 16% in remaining areas.

### 2.6.2 Reasons for supporting A:

- The main reason for respondents supporting BCO (a) was that it focussed and was in accordance with the Central Oxon Strategy in SE Plan

### 2.6.3 Reasons for supporting B:

- Land to the west and south west is free from flood zones, does not risk coalescence issues and is supported better by recently developed drainage and road infrastructure around Bure Park and the completed ring road. Housing developments could be better engineered on sites in vicinity of existing road links. Avoids disproportionate expansions of the villages in the remaining areas
- Trying to incorporate into Four Type A villages would damage social cohesion and identity and ruin quality of life for all villages and roads are already unsuitable for current traffic volumes
- Bicester needs growth and development
- Distribution conforms with the principles of the South East Plan to concentrate development in major urban areas and as such is highly sustainable
- Keep growth in villages to a minimum
- Suitable due to existing and proposes services infrastructure and accessibility. Further housing will be compatible and will support existing and proposed employment uses to ensure a balance between houses and jobs
- Has been earmarked as a major regional focal point for development within the sub-region
- In accordance with PPS3
- Good opportunity to improve public transport in Bicester

#### **2.6.4 Reasons for supporting C:**

- Current towns and villages should be allowed to maintain their current status. A larger housing allowance will enable the provision of much needed affordable housing in villages which isn't currently available
- Bicester is already overdeveloped
- Should have some new housing in villages to cater for the community and allowing people to live and work where they want to and to encourage young people and facilities

#### **2.6.5 Other Comments**

One responded supports development of Bicester but important to make it more self contained with diversified employment and improved leisure and social facilities.

One commented that development should be ring-fenced within town areas and not to enter rural and green belts whilst another respondent commented that another option should be considered. They proposed that one third of total housing allocation should be allocated in the villages of North Cherwell and Central Oxfordshire by brush approach (i.e. Village categorisation and clustering).

A question is raised as to why Bicester cant take more development given proximity to Oxford and current services and facilities.

A developer raises a fundamental objection that the document completely ignores the option for an eco town settlement, which is contrary to both national and regional policy. A new settlement should be considered.

Kidlington Parish Council reject all the options as they do not allow for 1300 new homes in Kidlington that are needed. CPRE Also comment that need to be more specific about intentions for Kidlington as warrants special case.

#### **2.6.6 Specific comments**

Oxfordshire County council comment that BCO(a) is as good as anything but should be entirely conditional on the provision of adequate infrastructure, particularly J9, and wholesale improvement of the poor quality industrial estates in Bicester, and measures to improve the attainment in Bicester secondary schools.

West Northants Joint Planning Unit do not consider it appropriate to use percentages in distributing development. Consideration should be given to the sustainability of a limited number of Type A villages and the catchments outside of the two towns.

The Highways Agency supports (b) as the most sustainable option in transport terms. Urban areas are better served by public transport and more accessible to services and facilities. A balance between housing and employment development should be sought to encourage the use of sustainable modes of transport.

Oxfordshire County Council comments that BCO(a) accords with the SE Plan and the provision of infrastructure is easier to implement. However higher levels of growth would only be acceptable if significant additional job growth can be ensued so as not to increase out commuting. Under BCO(b) implied provision in rural areas appears low. Under BCO(c) the District Council needs to be satisfied that higher provision for rural areas can be accommodated in smaller settlements sustainable.

BCO(b) is preferred option as it is easier to provide infrastructure when settlements are larger.

Thames Water comments that the Council should seek to distribute housing throughout Central Oxfordshire (excluding Green Belt) in order that the sustainability of these important communities is maintained and enhanced. Option BCO(c) strikes a careful balance between the sustainability merits of focussed centralised development at Bicester with the benefits to the sustainability of better served rural communities. Options B and C do not make appropriate or sufficient use of the central Oxfordshire Communities ability to absorb additional housing. Option C strikes an appropriate balance.

Thames Valley Police supports BCO (b) as it can deliver the policy objectives of the South East Plan. They would support the town's bid to become a new location for higher value and knowledge based business as promoted in the South East Plan proposed changes

South Northamptonshire District Council supports BCO(a) in that it reflects current requirements arising from South East Plan.

### **2.6.7 Sites**

Land adjacent to A41 on approach to Bicester for small scale manufacturing and engineering uses.

Mr Derrer of South Lodge, Caversfield

### **Officers Response**

The majority of responses support option (b) for redistributing some of the housing requirement from the remaining areas to Bicester. Various reasons are given in support for this approach including focussing development in urban areas and the need to protect the character of rural villages. The council agree with these points. It is agreed that rural areas should receive some development to address future local needs, but significant development in these locations would place pressure on the rural environments and would encourage vehicular use. A key evidence base document on rural areas is the CRAITLUS, and this will inform us which villages are the most sustainable and could accommodate future development.

The general principle within the district is that development should be focussed within the urban areas, close to various services and facilities

Concerns have been raised that Bicester is already overdeveloped. The council understands the concerns however minimum development in Bicester is not realistic in view of South East Plan sub regional strategy for Central Oxfordshire, Bicester must be viewed as a main centre in which growth should be directed.

In addition to this, the government has since published an Ecotown supplement to PPS1 which identifies NW Bicester (area comprising BIC 2 and BIC3 identified in this *Options for Growth* document and further adjoining land) as one of the four locations in the country for an Ecotown. It is anticipated that the Ecotown could accommodate up to 5000 homes, where a significant proportion is considered deliverable by 2026. This has implications for the housing distribution originally set out in this document and is likely to allow for a reduced distribution toward rural areas. The revised figures will be set out in the draft Core Strategy.

In relation to the growth of Bicester, many comments highlight their concern in relation to the vulnerability of road infrastructure. The Council recognise that meeting infrastructure requirements is essential for the creation of sustainable communities and the comments regarding suitable infrastructure provision are acknowledged. The draft Core Strategy will set out a policy to address necessary infrastructure provision in the district.

Other comments include concerns about housing provision in the rural areas, with specific objection being raised by Kidlington Parish Council who believes there is not enough residential going to Kidlington. In response to these comments, the Council will undertake further work on housing distribution within the rural villages to determine which villages are best placed to receive housing to meet local needs. Village clustering will be explored further and evidence from the 'Cherwell Rural Areas Integrated Transport Study' (CRAITLUS) will help to inform the choice of suitable villages. The draft Core Strategy will also set out its proposed approach to affordable housing in rural areas to meet local need.

## 2.7 Question 7

### Options not selected for housing distribution in Bicester and Central Oxfordshire

*Do you agree with the above options not being selected for housing distribution in Bicester and Central Oxfordshire? Please give your reasons  
Are there any other options that should be considered?*

Question 7: Options not selected for housing distribution in Bicester and Central Oxfordshire

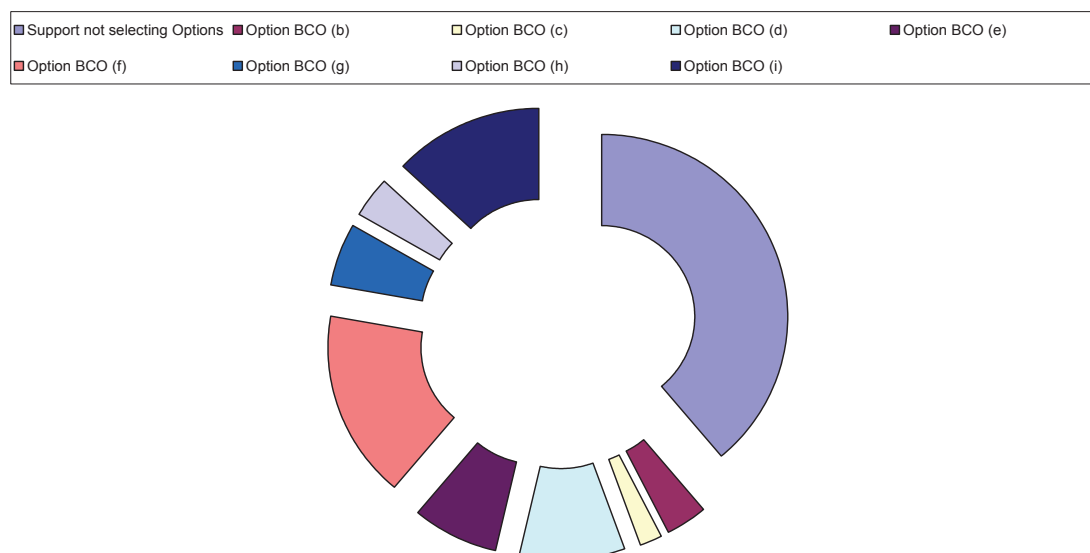


Figure 4: Response to question 7

### 2.7.1 Summary of Responses

As Figure 4 shows; 42% of respondents support the approach of not selecting the options BCO (d) – BCO (l)

The Option BCO (d) *redistribute some of the remaining housing requirement from Bicester to Banbury or the rural north* has received some support for inclusion as an Option from some respondents as has BCO (f) *a review of the Green Belt to accommodate growth at villages in the Green Belt*.

A couple of respondents including Thames Valley Police support all the other options not being considered as they propose unsustainable levels of development which would change the character of rural areas and fail to acknowledge the role and status of Bicester and Banbury as main foci for development within the District.

Oxfordshire County Council agrees with not including any of the other options as do not follow the strategy in the South East Plan. Bulk of housing should remain in Bicester and Green Belt should be maintained where possible unless the Council can demonstrate an exceptional circumstance.

Others support not including these options. One of the reasons given for supporting the non inclusion is that attempting to integrate large numbers of homes solely in Type A villages would damage those settlements social cohesion and identity and damage the quality of life in those villages. Also traffic demands of new housing should be in proximity to existing road links of urban centres, rather than villages.



Another supports this approach as these sites are contrary to the South East Plan and other broader national planning objectives.

Banner Gleeson and Timms Homes comment that it is inappropriate to redistribute development from North Cherwell to Central Oxfordshire. It does not accord with the Regional Spatial Strategy.

Oxford Green Belt Network support BCO (f) not being included. This view is supported by CPRE who believe that the bulk of any new development should be focussed on existing large settlements.

Another respondent comments that there should be no building in the floodplain.

A couple of respondents comment that BCO(d) and BCO(e) should be considered if their equivalent is getting considered for BNC. Others would like (d), (e) and (i) to be included where proportionate and appropriate development can help sustain village environments.

The Highways Agency comment that according to the workplace statistics data, trips originating from Banbury have less impact on the already heavily congested M40/J9 and junctions surrounding Oxford on the A34. Consequently disagree with not considering Option BCO(d) which would redistribute some of the remaining housing requirement from Bicester to Banbury or the rural north.

West Northamptonshire comment that issues affecting growth at Banbury and landscape constraints around Banbury may support the argument for the redistribution of development between the towns with more development directed to Bicester, therefore should include BCO (d).

Another respondent comments that some merit in (e) to the extent that some villages in Central Oxfordshire have their service centre village in North Cherwell and it may be applicable to provide for the necessary growth in the sustainable service centre village.

South Northamptonshire District Council agree with not including the options with the exception of BCO(f). The Council considers there should be a review of the Green Belt as pressure increases for development in the sub region. This opinion is shared by a number of respondents who would like to see a review or partial review of the Green Belt and others consider Option BCO(f) should be included and that small scale development in the Green Belt should be considered.

South Newington Parish Council consider that BCO(i) should be considered. Another respondent agrees with this inclusion as previously developed land located in least sustainable locations should be considered as it is more sustainable to redevelop brownfield land than develop greenfield land. They consider that such sites could secure much needed housing provision and provide other benefits to these villages.

Some support of not including the options with the possible exception of BCO (j) as they consider we should not discount options which promote the regional role of Bicester as an area for increased housing growth.

Other options suggested including a new further option of more than 4900 houses to Bicester and developers Parkridge Holdings Ltd made representation that the alternative option of a freestanding eco town settlement at Weston Otmoor should be included, and sets out detailed background information on this option. Banbury Town Council comments that an Eco-suburb should be investigated.

Keith Mitchell, Leader of Oxfordshire County Council, comments that no settlement wishing to take development should be dismissed, in particular Heyford.

### **Officers Response**

The comments received generally support the council's decision to discount numerous options in relation to housing distribution in Bicester and Central Oxfordshire. However since the publication of the *Options for Growth* document, circumstances have changed which will impact on the housing distribution set out in the document- this is explained in responses to earlier questions.

The council will revise its figures appropriately in the Draft Core Strategy, and in response to comments suggesting redistributing some requirement from the Central Oxfordshire sub region to North Cherwell area; It is likely that the rural areas will receive a reduced requirement than originally identified. Further work will be undertaken to determine the level of redistribution. This will consider the evidence base on transport, landscape sensitivity as well as other factors e.g. the Green Belt boundary.

The main objections raised here relate to the decision to dismiss options to revise the Green Belt boundary to allow for sustainable development. The South East Plan does not identify a need for strategic review of the Green Belt boundaries in the district, therefore it has been discounted as a potential option.

## 2.8 Question 8

### Identifying options for major development at Banbury and Bicester

*Do you have any comments on how we have identified options?*

#### 2.8.1 Summary of Responses

Many of the comments that were raised to this question included comments that have also been recorded against Questions 1, 2 and 3. The main points have been summarised within this section:

Some respondents comment that the development of Alcan should be considered as an area for growth.

Many comment that the idea of non-car use is unrealistic and comment that there is a need to improve public transport. Also need to consider information on traffic and highways. One respondent commented that flood plains, drainage and holding tanks should be a consideration.

A developer comments that the main focus should be the reuse and redevelopment of previously developed land in advance of green field sites and object to the scale of such large strategic greenfield sites at Bicester, in preference to smaller scale urban extensions that are more sustainable in terms of their landscape, visual implications and relationship to existing facilities.

Others comment that brownfield sites should be used first. Hanwell Parish Council comment that this should be the approach and only once these are exhausted that greenfield sites on their fringe should be used, on a top down pyramid basis and that infrastructure should be improved.

One respondent comments that there should be no more building to the south of Banbury as this would have a catastrophic effect on traffic system.

Many respondents comment that non-coalescence should be a major consideration.

A developer comments that there should be a further strategic distribution option which recognises the special relationships between Banbury and Bicester. Bodicote, Adderbury, Ambrosden and Launton have the potential to accommodate development as related to Banbury and Bicester.

Another developer considers that the identification of a significant urban extension to Banbury to meet housing need is the correct approach.

Some respondents have concerns over the way the information has been summarised and lack of detailed information on how sites were chosen. Whilst some of the developers comment that the planning assessments are not available to interested parties and consider that the Council has not undertaken a robust evaluation of the sites and consider it contrary to the Strategic Environmental Assessment Regulations 2004.

Another comments that it would be useful to have the SHLAA finalised in order for the assessment to be transparent and a credible evidence base. Should also consider spare capacity in existing infrastructure and location of physical boundaries.

One developer comments that similar identification and consultations should be undertaken in relation to Banbury at smaller scales of individual development.

One of the respondents comments that the consultation documents contain misleading representation of planning issues, in particular land North of Hanwell fields and the recent planning refusal.

### **2.8.2 Specific Consultee Comments**

Banbury Town Council comment that developers and promoters of the sites have had too much significance placed on their wish lists. Have not looked at the regeneration of previously developed land in the centre or east of town. Many would lead to further cross town traffic with housing to the west and industry to the east.

Banbury Civic Society comment that an urban focus is wholly appropriate but disagrees that strategic sites must be a minimum of 400 homes. Sites with fewer homes are still equally strategic.

Oxfordshire County Council comment that they agree the emphasis on the urban areas provided it can be matched by necessary infrastructure provision and employment growth.

Kidlington Parish Council comment that the strategy needs a separate and parallel site map for Kidlington, as Kidlington can deliver over 400 houses.

The Government Office for the South East has no comments on the merits or otherwise of particular sites or areas put forward or not in this document.

### **2.8.3 Sites**

Braemore Ltd Promoter of site directly north of Caversfield and Airfield discuss site in detail.

### **Officers Response**

Some comments received found that the council's approach to identifying major sites in Banbury and Bicester were not justified by sufficient evidence. It has been criticised that details of assessments were not available and there are concerns that robust evaluation of sites were not undertaken and that this is contrary to SEA regulations.

The main document did contain short commentaries for each *reasonable option* and set out the key reasons for discounting other sites. The council undertook initial detailed assessment for sites considered *reasonable* for this paper based on the evidence available to us at this time. The paper outlined the council's initial conclusions but understood that further analysis would be required. The detailed assessment undertaken were not contained in full within the published document but were available in a supporting report; reference to this report were made on numerous occasions within the main document (e.g. paragraph 5.12, 6.6). Further details on why sites were discounted were also outlined in this supporting report.

Within the supporting report the council recognises the need to include a formal sustainability appraisal (SA) to justify its approach, a draft SA will be published with the draft Core Strategy document.

Other comments received highlight the need for a robust evidence base. The LDF evidence base has grown since the publication of this paper and continues to be reviewed. These will enable the development of the detailed policies for the draft Core Strategy and will support the production of other Development Plan Documents.

One comment criticises the paper as misleading planning issues. The council does not intend to be misleading. Development Plan Documents (DPD) are subject to rigorous and statutory procedures involving public consultation and formal testing; Core Strategies must be '*justified*'-founded on a robust and credible evidence base and be the most appropriate strategy when considered against reasonable alternatives; *effective*- deliverable, flexible and able to be monitored and *consistent with national policy*; therefore, if the council do not meet these test then the plan can be found unsound.

Some site specific comments were received. These may not have been considered at this stage as they're not considered to be *strategic* sites. The nature of a Core Strategy is a high level strategic document; assessment of smaller sites will be considered further in a later site specific allocation document 'the Delivery DPD'. For the Core Strategy the council must indicate where development should go *in broad terms*. For the purpose of this document a strategic site refers to sites capable of accommodating 400 or more dwellings.

A comment highlighted a need to consider the 'special relationships' between various towns and villages. Village clustering is explored in this and future documents.

Kidlington Parish Council is concerned that a strategic site has not been identified for its parish. Although the council recognise that Kidlington is the third largest urban area in the district, the village edge is constrained by the Oxford Green Belt with limited space within the built up limits to accommodate a strategic site. This does not however preclude any housing development in Kidlington in the future. Kidlington is a very sustainable location with a range of services and facilities and is close to Oxford City. Further work will be undertaken to determine which villages will receive housing in the future and the distribution will be set out in the Draft Core Strategy.

## 2.9 Question 9

### Options for Major Development at Banbury

*What are your views on the Options that are being suggested?  
Do you support or object to any of these sites in particular?*

No of Responses	Object	Support	Observations	Support with conditions	Total
	111	42	102	3	<b>258</b>

### Breakdown of site responses

	<b>BAN1 Canalside</b>	<b>BAN2A West of Bretch Hill</b>	<b>BAN3 North West Banbury</b>	<b>BAN4 Wykham Park Farm And South of Salt Way</b>	<b>BAN5A West of Bloxham Road</b>	<b>BAN6A East of Southam Road</b>
<b>Support</b>	49	26	25	31	14	18
<b>Object</b>	8	37	48	40	28	7

### 2.9.1 Summary of Responses

The table above shows that BAN1 – Canalside was the most popular site, with the most support and least objections. BAN3 – North West Banbury received the most objections followed closely by BAN 4 Wykham Park Farm and BAN2A West of Bretch Hill.

In response to this question, promoters of the suggested sites provided further evidence in support of their sites. This information has not been included in the summaries below, although they will be considered and can be viewed online.

### **2.9.2 BAN1 - Canalside**

Respondents support the site due to proximity to services and facilities, rejuvenation, and the possibility for linking green spaces. Chiltern Railways support the site as there is the possibility to improve the train station. Others support the site's potential to reduce car movements due to the proximity to good transport links. Oxfordshire County Council also supports the site as long as sufficient infrastructure is provided, particularly in relation to transport and education. They also comment that the site may have archaeological deposits. Banbury Town Council considers this site the best option in terms of sustainability and regeneration.

The main objections to Canalside relate to flooding. The Environment Agency is concerned about the housing numbers suggested here, due to flood risk. They quote PPS25 in that the Council should steer new development away from areas at medium or high risk of flooding if alternatives are available. They will continue to object unless the Council can demonstrate an acceptable sequential test has been applied.

### **2.9.3 BAN2A – West of Bretch Hill**

This site received local opposition on the grounds that it would ruin the landscape and access to the countryside. It would also have an impact on services and transport. People were sceptical of the capabilities of this site to improve the area. Residents of Drayton object on the grounds of coalescence and the impact it would have on the rural setting of the village.

Oxfordshire County Council's comments refer to landscape, archaeology and mineral issues (although there is unlikely to be an objection on minerals sterilisation grounds). They comment that further work is required to fully assess this site.

Banbury Town Council feels that this site is the most appropriate site for greenfield development and could probably be larger to provide more homes and infrastructure (although not to include Withycombe Farm or to be extended as far south as the Broughton Road).

### **2.9.4 BAN3 – NW Banbury**

Hanwell residents object strongly to this site on the grounds of coalescence, visual amenity, transport and facilities and refer to the previous appeal on the site. Oxfordshire County Council considers the site to be reasonably sustainable due to its proximity to education and employment facilities, and they also comment on mineral deposits (unlikely to be an objection on minerals sterilisation grounds) and ecological potential.

Banbury Town Council considers that the recently completed Hanwell Fields development should have time to settle in, and there is a need to maintain Hanwell's separate identity.

Natural England would like assurances that the SSSI would be protected.

### **2.9.5 BAN4 – Wykham Park Farm and South of Salt Way**

Residents of Bodicote and the Leader of Oxfordshire County Council strongly object on the grounds of coalescence with Bodicote, traffic impact, and the detrimental effect on Salt Way. Comments were made relating to the already permitted Bankside development and

the impact that will have on the area. Oxfordshire County Council comments on the site's proximity to the town and existing facilities and services, however they also comment on potential coalescence with Bodicote and on archaeological potential.

Banbury Town Council comments that Salt Way should be protected. They are concerned over coalescence with Bodicote. They also have traffic concerns and consider that the higher density proposed for this site is unacceptable.

#### **2.9.6 BAN5A – West of Bloxham Road**

Apart from BAN6A, East of Southam Road, this site received the least amount of comments and the comments that were made were in relation to the impact on Salt Way and traffic. Oxfordshire County Council comments that the site is reasonably close to existing facilities and has the potential for integration. They also comment on the potential for minerals deposits, ecological and archaeological value. Banbury Town Council refers to the same issues expressed relating to BAN4 (that Salt Way should be protected, concerns over coalescence with Bodicote, over traffic impacts, and that the higher density proposed for this site is unacceptable).

#### **2.9.7 BAN6A – East of Southam Road**

This site received the least number of comments. Comments related mainly to traffic implications, and some people commented that it would be more suited to industrial uses rather than residential. Oxfordshire County Council commented on the site's archaeological value. Banbury Town Council considers that this site could provide housing close to employment. They would wish to see an extension of Hardwick cemetery if this was to go ahead. The Highways Agency comment that BAN6A's proximity to the M40 may encourage commuting from locations outside Banbury and consequently have an adverse impact on the motorway junction.

#### **2.9.8 General comments on all the Banbury sites**

Banbury School was pleased to see development sites within the area as they need to maintain around 1800 children to maintain government funding.

Oxfordshire County Council would like a number of transport factors to be taken into account including the use of BanITLUS2. They express conditional support for a number of the sites particularly BAN1, BAN3 and BAN4.

Banbury Town Council supports (in terms of priority) BAN1, BAN2A then Site D (Thorpe Way) and then BAN6A. They have serious objections to BAN3, BAN4 and BAN5a.

Natural England comments that the sites are close to either County Wildlife Sites or ecologically important landscapes, and they therefore wish to be consulted at every stage (as well as BBOWT). They would support the maintenance of green infrastructure networks through the town and the use of development to improve areas of wildlife interest with particular regard to Conservation Target Areas.

Thames Water comments that for Banbury town there is limited capacity for foul drainage, and network upgrades would be required.

#### **Officers Response**

All of the sites identified as reasonable alternatives received some level of support, and this is encouraging in moving forward with the Core Strategy. In most cases however, the Banbury sites received more objections than support (with the exception of BAN1 Canalside and BAN6A East of Southam Road, although BAN6A received a relatively low response overall) and this perhaps reflects the higher level of strategic constraints affecting growth in Banbury (compared to Bicester). There is evidence of strong public

support for seeing the Canalside site redeveloped to help meet Banbury's needs. Additional work will need to be undertaken to explore the development potential of this site in more detail, given the complexities of the site.

The strongest opposition related to NW Banbury (BAN3) and land at Wykham Park Farm (BAN4) although these sites did also receive a measure of support. Concerns related to landscape and coalescence issues. Additional work on landscape issues will be undertaken to provide evidence on these issues and inform the preparation of the draft Core Strategy.



## 2.10 Question 10

### Reasons for not suggesting other options for major development at Banbury

*Reasons for not suggesting other options for major development at Banbury  
Do you have any comments on these conclusions?*

Other Options for Major Development at Banbury

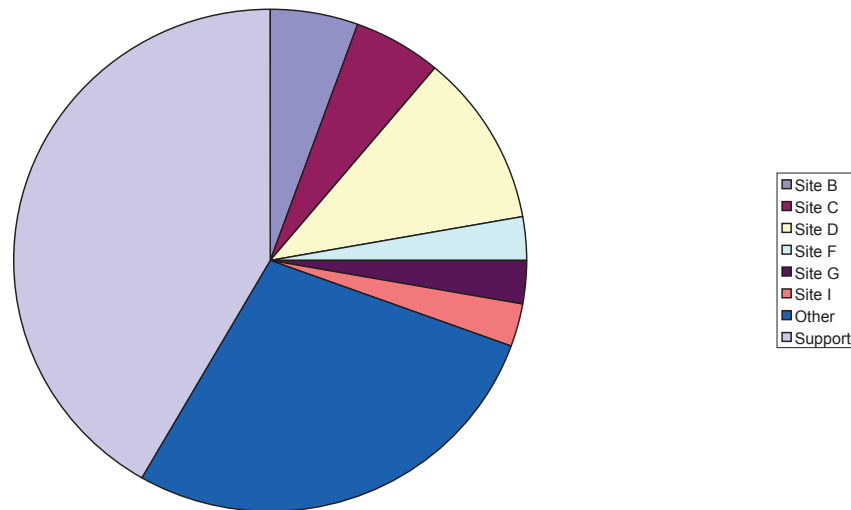


Figure 5: Response to question 10.

No of Responses	Object	Support	Observations	Support with conditions	Total
	11	12	20	2	<b>45</b>

### 2.10.1 Summary of Responses

Responses to this question overlapped with responses to Question 11.

Figure 5 and the accompanying table show a number of 'supporting' comments for this question (i.e. support for the Council's rejection of the other options for major development not taken forward). The Council's rejection of these 'other' sites was supported for many reasons including concerns over landscape, coalescence and integration issues.

However, there was also some support expressed for the sites not taken forward as reasonable alternatives (in particular sites B, C, D, G, and I), which disagreed with the reasons we had set out for not taking these sites forward as 'reasonable alternatives'. These comments are labelled as 'objections'.

A number of comments were made in relation to site D:

- Site D would provide a good location due to its close proximity to the M40
- Site D could be regenerated to deliver housing and employment
- Site D (and E) has good links with existing and future infrastructure and employment opportunities

- Site D is not part of the high quality landscape value of the Cherwell Valley, and is a brownfield site
- Disagreements with the rejection of site D for reasons of noise/pollution and adjoining industrial works
- Site D may bring a south east relief road

However, comments were also received which supported the rejection of site D (and C) including:

- South Northamptonshire District Council strongly objects to any proposals to development east of the M40 and shares the Council's concerns regarding sites D (and F)
- The Environment Agency comments that flood risk is a strong reason for not identifying the other areas of land in particular sites C and D
- West Northamptonshire Joint Planning Unit comments that D should be used for employment only and makes comments relating to severance, rural impacts and development in the flood plain on Site C
- Oxfordshire County Council comments that sites C and D are possibly being looked at for Waste Management Development and should therefore not be put forward. They also highlight that part of D is in flood zone 2
- The Highways Agency supports not developing east of the motorway (site C)

Comments were also received in relation to site H (and BAN5A) – development of these sites would render the tenant's farm totally unviable and would cause loss of livelihood. Other reasons put forward for not developing this site including loss of agricultural land, listed building, archaeology, wildlife and biodiversity.

Banbury Town Council provided detailed comments on each of the sites, summarised below:

- Site A could result in coalescence with Hanwell and have adverse impact on Hanwell fields
- Site B – Might offer scope for regeneration –ask if planning gain can assist with extension of Hardwick Hill cemetery. Concerns if identified for housing as land prices would mean extension to cemetery not possible. Cemetery extension needed
- Site C – Could be a village type extension. Easy car access. Potential for relocating sports facilities. Also high quality B1 and B2 use
- Site D – (comments incorporated above)
- Site E: See comments on Canalside
- Site F: Should not be considered – would create further coalescence with Banbury/Bodicote and landscape impacts on Cherwell Valley. See comments on BAN4 and BAN5A
- Site I: Parts of this should be considered as outlined for 2A but not so far south as Broughton Road
- Site J: Comments for BAN3

Some comments were quite general and did not relate in particular to any of the specific sites, as follows:

- A new motorway junction south of Junction 11 (or alternatively to the north of Banbury) should be considered
- A ring road is needed to bypass the centre of town
- The landscape and visual impacts study is out of date and that decisions have not been made on a sound evidence base
- The protection of high quality landscapes and features is supported, as is safeguarding the sensitive settings of settlements

- Agreements that in general Banbury is constrained

### **2.10.2 Site specific details from site promoters**

Agents and landowners representing the 'other' sites that had not been taken forward as reasonable options have objected to the rejection of their sites including:

- Sites G Wykham Park Farm and South of Salt Way and Site H Between Bloxham Road and Broughton Road (the full extent of these sites, parts of which were identified as 'reasonable alternatives')
- Site F Land South of Bankside (also supported by the County Council)
- Glebe Land as an extension of BAN4 (site not included in the 'all other options' list)
- Land at Cotefield Farm (site not included in the 'all other options' list)

The promoter of Site F comments that the site as shown in the consultation paper is not what they have previously submitted – the area shown extends further to the east towards the Cherwell Valley and the Oxford Canal. The site that they promote does not extend as far to the east and so would be less critical in landscape terms.

The promoter of Site H is critical of the subjective conclusions reached compared to the objective assessment required under PPS12. They submit more information that updates their evidence on the site including a detailed landscape and visual impact assessment which addresses the site's suitability for development.

### **Officers Response**

The responses show much support for site D, which includes an existing industrial estate and allocated employment land at the Thames Water site adjoining the motorway. There is clearly support for some development on this land, although the supporting report for the Options for Growth document identifies that housing development on this location would need to be fully justified taking into account the loss of employment land.

The comments received did not really respond to this issue. Additional work will be undertaken on employment land supply and demand in the district to provide evidence on this. The responses to this question also identify support for some other sites not taken forward as reasonable alternatives in particular sites F (South of Bankside), G (Wykham Park Farm and South of Salt Way), and H (Between Bloxham Road and Broughton Road) and there are some objections to the process through which the reasonable alternatives were selected. Again, the supporting report to the Options for Growth consultation document explains in more detail why the sites were rejected. The supporting report and the Options for Growth document identify that additional work is ongoing and that the evidence base is still emerging. This includes a landscape study that will inform the final selection of directions of growth set out in the Core Strategy. A more detailed response to this point has been made in response to Question 8.

## 2.11 Question 11

### **Other options for major development at Banbury**

*Do you consider that any other areas of land shown on Map 3 are more appropriate than the options for Banbury listed in Table 4? Please give your reasons.*

#### **2.11.1 Summary of Responses**

There is some overlap with the responses to Question 10, above, which identified that people felt a number of sites including B, C, D, F, G, H and I to be appropriate for development.

Additionally there is support for site E (which was taken forward within the BAN1 Canalside site identified as a reasonable alternative).

Support was also expressed for sites I and J (iterations of which were taken forward as reasonable alternatives, BAN2A West of Bretch Hill and BAN3 NW Banbury respectively).

Support (3 separate comments) was expressed for sites A and B 'to take the pressure off western Banbury'.

As with Question 10, support was expressed for land to the south of Broughton Road (included within site H; part of which was identified as a reasonable alternative); and conditional support for site G (Wykham Park Farm and South of Salt Way).

Beyond these, the following sites were also proposed for consideration. Some representations included detailed information on the particular site and this has not been summarised within this section.

- Alcan
- Former RAF Upper Heyford
- In light of a Radon report issued by the Council, future development should be in the areas of A361 Huscote Farm, Overthorpe, and Nethercote (not site specific)
- Glebe Land within Option G should be included within BAN4
- Shipton Quarry should be considered for mixed use redevelopment
- The Grundons Site (old gasworks) to be delivered alongside with Canalside and Bankside to ensure infrastructure is provided at the same time.
- Grimsbury Green site (at Banbury Reservoir)
- Land south of Broughton Road Site
- Land north of Broughton Road
- Land at Bretch Hill could be expanded out to the west and to the south
- Cemex Site at Merton Street Banbury

#### **Officers Response**

Many of the site specific comments, which suggested sites not identified in the consultation paper, have identified 'non strategic' sites which will be considered within the Delivery DPD rather than the Core Strategy (for example Alcan, Glebe Land, Banbury Reservoir, Shipton-on-Cherwell Quarry). The development at RAF Upper Heyford is already being taken into account, and there is a need to identify further greenfield sites. Some of the comments were not site specific. Some of the comments related to sites which were rejected as reasonable alternatives for the reasons set out in the supporting report to the consultation paper including emerging work on landscape constraints.

Additional work on landscape issues is being undertaken and will inform the final directions of growth set out in the Core Strategy.

## 2.12 Question 12

### Options for Major Development at Bicester

*What are your views on the options that are being suggested?  
Do you support or object to any of these sites in particular?*

No of Responses	Object	Support	Observations	Support with conditions	Total
	20	15	58	5	<b>98</b>

	<b>BIC1 South West Bicester</b>	<b>BIC2 Howes Lane</b>	<b>BIC3 Lords Lane</b>	<b>BIC4 South East Bicester</b>
<b>Support</b>	21	20	16	11
<b>Object</b>	8	8	6	8

### 2.12.1 Summary of Responses

Site promoters have put forward further evidence in support of their sites. This information has not been included within the summaries below; however they will be considered and can be viewed online.

There is a mixed response to development within Bicester. There are concerns that the existing infrastructure will be unable to cope with the increase in homes, whereas others felt development could benefit Bicester as long as it is delivered with the improvement of facilities and services. The leaflet responses identified mixed support for the various sites though overall there appeared to be more support, or fewer objections, to development in Bicester as a whole.

Some of the surrounding Parish Councils object to development on the grounds of transport and infrastructure concerns and the possibility of coalescence. However many of the national and local organisations supported the growth within BIC2 and BIC3 as do many individuals as long as it is delivered alongside adequate infrastructure.

The site with the least number of objections was Lords Lane.

### 2.12.2 Specific Consultee Comments

The Town Council comment that they would like to see a holistic and integrated approach to development within Bicester. They have also submitted a report on the pressing need for a cemetery in Bicester. They have not given specific comments on any of sites within their response to the Options for Growth paper.

Caversfield Parish Council does not want houses around the north of the town due to concerns of traffic, infrastructure, sewage, impact on urban fringe and loss of farmland.

Chesterton Parish Council has concerns over traffic, services, facilities and overall infrastructure (in particular the M40 and the bridge at the end of Howes Lane).

Middleton Stoney Parish Council does not favour increased housing in areas around Bicester and states that the town must first cope with the housing developments already in the planning system but not yet built.

Epwell Parish Council prefers BIC4.

Launton Parish Council objects to BIC 1 and BIC 4 on grounds of coalescence.

Wendlebury Parish Council supports growth and development in Bicester.

Steeple Aston Parish Council supports BIC2 as long as good infrastructure is provided.

Thames Water states that there would be a requirement for major network provision if development is concentrated to the North West and North East of the town. Their preferred location is therefore the south of Bicester.

CPRE considers BIC1, BIC2 and BIC 3 the “least worst” options.

The Environment Agency would need BIC3 to be set back from the water course as it is designated a main river due to the flood alleviation functions it performs. They are also aware of a historic landfill site within the BIC2 site which may need further research.

Natural England state that BIC3 is within approximately 0.7km of on Ardley Cutting and Quarry SSSI, notified for its geological interest. The suggested option would not appear to directly impact on the SSSI, but Natural England would require assurance that the SSSI would be protected from any adverse indirect impacts in any housing allocations near the site. BIC 1 and 2 are close to ecologically important landscapes at the District level. It is therefore recommended that the County / District Ecologist, as well as the Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust are consulted concerning the suggested options.

The Highways Agency support the identified site identified but reiterate the importance of developing employment uses alongside residential uses in an effort to create sustainable, balance communities.

Launton Environmental Group - All the options seem reasonable (noting the comments in Table 6), with the provisos (a) that the gap between BIC4 and Launton to the north must be maintained at approximately the level shown on Map 4, to avoid the threat of coalescence, and (b) that BIC2 and BIC3 should remain at the level suggested here, not in the massively enlarged "eco-sub" form recently proposed by CDC, which would threaten the identity of Bucknell.

### **2.12.3 General Responses**

Other responses expressed concerns over traffic implications and lack of traffic infrastructure. Comments were made that Bicester needs an infrastructure upgrade and this could be facilitated through the housing growth, however other comments noted that Bicester already has both good infrastructure and good facilities.

One comment stated that Howes Lane, Lords Lane and South East Bicester seem ideal sites for building new homes, particularly the former two sites as they would be an extension of a new part of town and have reasonable road access.

Many commented that housing proposals and road structure should be considered together. One respondent commented that the town needs a ‘loop’ on the east side to relieve the congestion on the only two crossings over the railway lines. This needs to be part of the plans, not part of a wish list.

### **Officers Response**

All of the sites identified as 'reasonable' in the Options for Growth document appear to have some support. The responses do not seem to identify a clear 'front runner' although BIC 1 (SW Bicester Phase 2) and BIC 2 (Land at Howes Lane) appeared to receive more detailed comments of support. BIC 2 and BIC 3 appeared to receive support, but also objections in relation to the (separate) identification of the North West Bicester eco development site. The problems of developing on the 'outside' of the ring road were identified in relation to BIC 2 and BIC 3 as well as BIC 4. One comment objected to all four sites identified. Overall the site with least support was South East Bicester, and this is the site that the Options for Growth document identified as the 'most complicated'. Concerns relating to this site include its biodiversity value, the integration problems posed by the ring road and 'inward facing' development on the opposite side, and threat of coalescence with Launton.



## 2.13 Question 13

### Reasons for not suggesting other sites for major development at Bicester

*Do you have any comments on these conclusions?*

No of Responses	Object	Support	Observations	Support with conditions	Total
	7	8	21		<b>36</b>

#### 2.13.1 Summary of Responses

Some support, including from CPRE, is given to excluding these other sites on grounds such as flooding, impact on conservation areas and coalescence, including with Launton, Bignell Park and Chesterton. One respondent supports not including land to the east of the A41 (E) as this land should be reserved for employment use, whilst another believes site C (East of Bicester) should be reserved for employment use.

One respondent highlighted that residents of Launton do not want large scale estates in or near their village; they only want small scale development.

Many comments were received in relation to Bicester Airfield. Natural England would wish to maintain and enhance the SSSI if Bicester Airfield was to be developed. Some respondents and South Newington Parish Council ask why preservation of the airfield at RAF Bicester takes precedence over development on open countryside and argue that it should be built on. Steeple Aston and Sibford Ferris Parish Councils think the airfield should be reassessed and not discounted. Defence Estates want RAF Bicester to be explored as a suitable location for future growth and set out detailed reasons why it should be.

However Oxfordshire County Council comments that Bicester Airfield is a possible site for Waste Management Development and agrees that it should not be taken forward.

Chesterton Parish Council comments that they understood South West Bicester Phase 2 (site G) had already been agreed for 650 houses and Land East of Chesterton (site F) being community woodland.

The promoters of land 'South and West of Caversfield' (site K) want to see it included as a site for growth and submit evidence to address the concerns set out in our supporting report.

One respondent supports the land south and west of Caversfield as they believe it would minimise encroachment and form a logical progression.

Lower Heyford Parish Council's preferred development areas are sites A, B, C, D, E and G with C linking to a new train station to ease traffic congestion.

Bicester Town Council supports the possibility of an Eco-suburb.

One respondent commented that the Council should look at merits of releasing previously developed land before greenfield extensions.

Finally, some respondents would have liked more detailed commentary on why a site was not taken forward.

## **Officers Response**

Where comments have been recorded as 'support' against this question, this means that they support the Council's rejection of the other alternative sites. Where they 'object', this means they object to our rejection of these sites.

There are few actual objections to this question. The 7 'objection' comments actually translate to only 1 objection, as follows:

1 comment was incorrectly categorised as an 'objection' by the Council when the comment actually they support our rejection of these sites, in particular Bignell Park.

1 comment was incorrectly categorised as an 'objection' by the Council when the comment is simply 'no comment'.

1 comment was incorrectly categorised as an 'objection' by the Council when the comment actually supports our rejection of site C.

1 comment was incorrectly categorised as an 'objection' by the Council when the comment actually supports our rejection of site B.

1 comment was incorrectly categorised as an 'objection' by the respondent but they actually comment that their parishioners would only support small scale developments on sites within the broader areas identified as C and D (i.e. they agree with the rejection of these areas).

1 comment was incorrectly categorised as an 'objection' by the respondent (i.e. they are actually agreeing with the rejection of these sites).

The single actual 'objection' comes from Defence Estates who object to the rejection of Bicester Airfield (site B). They criticise the lack of evidence used to form this judgement, and argue that some development can be accommodated on the site.

In response, the Options for Growth supporting report notes that Bicester Airfield has significant heritage constraints. It refers to research undertaken on the Council's behalf in 1996 and the outcome of a subsequent English Heritage thematic listing survey. It concluded that in heritage terms, RAF Bicester is important in the national context. Work commissioned to inform the Non-Statutory Cherwell Local Plan showed that there is little scope for new building within the Conservation Area. Incursion into the flying field, or the loss, or subdivision and enclosure of parts of it, would be unacceptable.

## 2.14 Question 14

### Other options for Major Development at Bicester

*Do you consider that any other areas of land shown on Map 5 are more appropriate than the Options for Bicester listed in Table 6? Please give your reasons.*

No of Responses	Object	Support	Observations	Support with conditions	Total
	6	5	18	1	<b>30</b>

### 2.14.1 Summary of Responses

The following sites were promoted against this question. Some were attached to Question 13 as well, or instead.

Green Lane, Chesterton (Chesterton Parish Council)

Could be home to a new community building/sports facility, parking for 36 cars and then the rest could be used for housing and supporting facilities. They would like this to be limited to 40 with 30% affordable.

Land off Middleton Stoney Road (Savills for Mrs Pain)

Site is already being promoted through the LDF. Suggests the site should be considered as an extension to site BIC 2.

Land at Skimmingdish Lane (Carter Jonas for Michael Deeley)

Site is already being promoted through the LDF. Comments state that the site should not be ruled out just because the larger site 'C' has been ruled out as a strategic site through Options for Growth.

South West Bicester Phase 1 (Terence O'Rourke for Countryside Properties)

Suggest an increase of density at Phase 1

Several respondents, including Defence Estates, promote RAF Bicester.

One comment supporting site D (including BIC4)

*(Promoters of Weston Otmoor submitted a report supporting a new free standing eco settlement at Weston Otmoor.*

*Promoters of Stratton Audley Quarry site submitted further information.)*

### Officers Response

The sites suggested relate primarily to the consideration of 'non strategic' sites in the Delivery DPD, rather the strategic site allocations of the Core Strategy. RAF Bicester has been responded to against Question 13. The shortage of other 'new' strategic sites being suggested would appear to indicate that the 'reasonable alternatives' identified in Options for Growth represented a thorough consideration of the possible alternatives.

## 2.15 Question 15

### Options for housing distribution to the villages

VIL (a) Locate nearly all of the rural housing development at Type A villages  
 VIL (b) Redistribute some of the rural housing requirement to Type B villages

Do you agree that both of these approaches should be considered further?  
 Which option do you prefer?

No of Responses	Object	Support	Observations	Support with conditions	Total
	66	56	91	15	<b>228</b>

Options for housing distribution to the villages

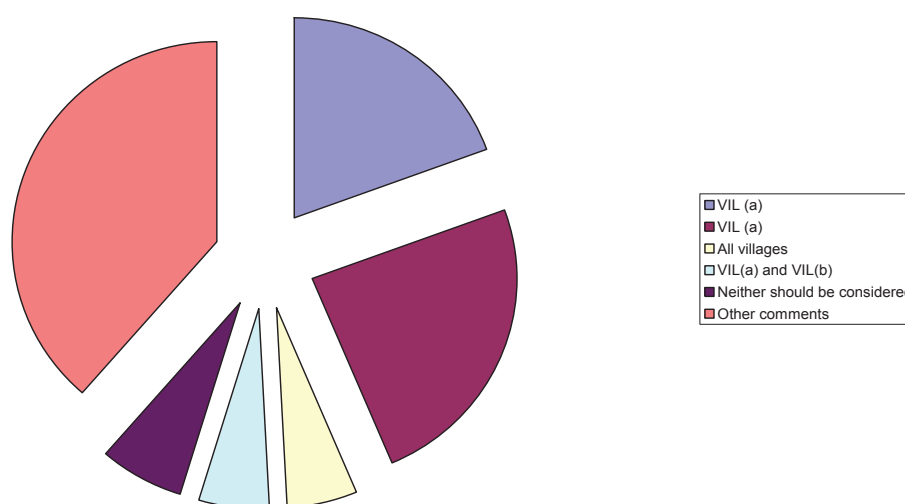


Figure 6: Response for housing distribution in villages

### 2.15.1 Summary of Responses

Many respondents believe that the approaches to distribute housing to the villages should be explored further and the ones identified are appropriate. Some however would like to see the full evidence base for how the villages were categorised and others comment that the allocations should be informed by the findings of the Strategic Housing Land Availability Assessment. Any decisions should be based on realistic decisions.

As Figure 5 shows, support for the options VIL (a) *Locate nearly all of the rural housing development at Type A villages* and VIL (b) *Redistribute some of the rural housing requirement to Type B villages* is very similar, with some joint support for both options.

Some of the reasons given for preferring distribution to Type A was that they already have the facilities and infrastructure to support further development and good transport links. Some developers would like all development in Type A villages and other respondents including CPRE support not building in the green belt and not developing in Type C villages. One respondent comments that most rural should go to Type A with provision for some to Type B primarily as affordable homes.

However some respondents do not want further development in Type A villages as they do not want them to get any bigger and turn into New Towns. Others also believe it would

help the economies in Type B and Type C if more houses were built in these villages. Comments received that if built in B it would help sustain village life. One respondent would like to see only infill and conservation of rural buildings only in Type B villages.

Some respondents supported some development to all the villages. The main reasons given for this approach was that many villages need some sort of affordable housing and therefore all should be considered. Another respondent comments that all villages should take some development as it would result in less need for large estates. There were a number of concerns that if Type C villages were left without development they could become unsustainable.

One point also raised was that local development should be for local needs only. One respondent supports rural exception sites and also supports limited release of Greenbelt land.

However, Figure 5 shows there are also a number of respondents who do not agree with these approaches and there are a proportion of respondents who do not want to see any development in any of the villages. Some respondents comment that they only want development to take place in urban areas. Others consider that villages should be assessed on a site by site basis and not categorised into groups. Respondents comment that village circumstances will change over the Plan period, for example shops shut and buses stopped and this should be accounted for. Another respondent comments that flexibility should be incorporated so that local conditions can be taken into account at time of application. A couple of respondents commented that villages within easy access to Oxford, Banbury or Bicester would be a good choice rather than Type A, B and C.

### **2.15.2 Specific Organisation General Comments**

Banbury Town Council comment that both options should be considered and prefer Option B and that all villages need growth otherwise they could die.

British Waterways would like more growth near the canals to increase activity and another respondent believes we should build near railway lines to increase rail use instead of cars.

The Cotswold Conservation Board wants villages within the conservation area to be excluded in the same way that the Green Belt is.

English Heritage comments that the LDF should contain an appropriate framework for the historic environment.

Highways Agency comments that development should be in the best served and accessible villages and that residents should be given the option of public transport rather than solely rely on car.

Kidlington and District Historical Society want any development to be sympathetic to historical context of village, St Mary's church and views of the spire should be protected and developer contributions should go towards a museum.

Oxfordshire County Council comment that link modes other than cars should be taken into account, possibility of out commuting, capacity of local services, whether development would help services and support, diversify and improve local economy. Consider approach put forward by Cherwell is consistent with SE Plan. The concept of clustering could aid village categorisation. Also comments that all villages should have the opportunity to share in some modest growth where they wish it and where the housing can be affordable and firstly for local people. Also need to consider archaeology deposits.

South Northamptonshire District Council has concerns about putting development in villages that may have transport impact on villages in South Northamptonshire.

Thames Water comments that the development of smaller villages will require network improvements.

### **2.15.3 Village Type Specific Concerns**

The largest number of responses to this question were actually in relation to the classification of their villages. These have been summarised below (in alphabetical order):

**2.15.3.1 Adderbury:** Adderbury Conservation Action Group comment that growth in villages should be to brownfield sites and proportionally sized. They also question Adderbury as a Type A and they feel growth to Category 2 villages to help spread the load more evenly. Adderbury Parish Council would like the housing to be equally shared amongst the Type As and have previously made comments as to which sites they find suitable in their village.

**2.15.3.2 Ambrosden:** The Parish Council are currently happy with the allocation but seek assurances that there concerns in relation to MOD funding, recent growth and infrastructure, in particular traffic, sewerage and water are addressed before any further development takes place.

**2.15.3.3 Cropredy:** We had responses from Cropredy residents, along with Bourton Parish Council, that the village can not take any more development, it has problems with flooding and also questions why it is a type A (should be a B). Lower Heyford Parish Council believe Cropredy should not be a Type A as does Bourton Parish Council.

**2.15.3.4 Fritwell:** Many residents of Fritwell do not want to see any further development in their village on the grounds that infrastructure is unable to cope, oversubscribed school and insufficient sewerage. They also feel they have had enough development recently. However one developer with a site in Fritwell wants development within the village and draws comparisons with Type A villages and points out it was a CAT 1 in the old local plan.

**2.15.3.5 Hanwell:** There was a significant response from Hanwell residents, including the Parish Council, who believe that Hanwell should be a Type C not a Type B. Strong objections raised on the grounds it is only a small village and does not have any of the facilities other B villages have and concerns over road capabilities. Consider that its only been classified B due to its proximity to Banbury. Some residents question why Drayton was taken out of Type B and Hanwell wasn't.

**2.15.3.6 Hook Norton:** Some respondents do not believe Hook Norton should be a Type A on the grounds its facilities and infrastructure are already overstretched.

**2.15.3.7 Islip:** Islip needs more affordable housing and has suitable brownfield sites – preferably 100 homes.

**2.15.3.8 Middleton Stoney:** Middleton Stoney Parish Council believes their village should be a C and for limited infill only and Lower Heyford Parish Council believe that Middleton Stoney, Bletchington and Weston on the Green should be C not B.

**2.15.3.9 Shenington:** Some Shenington residents believe it should be a Type C not B, due to lack of facilities and in comparison with other Type C villages. They consider that the village is unable to cope with any more development. Real concern over the lack of bus facilities to Shenington.

**2.15.3.10 Sibford Gower:** A resident of Sibford Gower considers it unsuitable for development.

**2.15.3.11 Yarnton:** Some residents feel they have had sufficient development recently, whilst a developer would like it removed from the Greenbelt and more development allocated.

#### **2.15.4 Site Submissions**

Some agents and land owners sent in information supporting their site submissions. Please note the Options for Growth consultation did not consult on site specific details within the villages and the information in relation to the sites below will be placed on the site files for when further work is undertaken on the Delivery DPD (Anticipated 2010).

Promoter of Fewcott Road, Fritwell.  
Promoter of Land north of Aynho Road, Adderbury.  
Promoters of sites at Bloxham and Hook Norton.  
Promoter of Ambrosden Poultry Farm.  
Promoter of site at Yarnton.  
Promoter of Gosford Farm, Kidlington.  
Promoter of site at Hook Norton.  
Promoter of West End Launton.  
Promoter of Western side of Station Road, Launton.  
Promoter of Land at Park Farm, Tadmarton.  
Promoter of Former B4031 Finmere.  
Promoter of Yew Tree Farm, Station Road, Launton.

#### **Officers Response**

A certain amount of development is required in the rural areas to help maintain services and facilities such as shops and bus services, to meet local housing needs and to meet deficiencies in open space and recreation. Consultation with Parish Council's has highlighted that there is a need to address the lack of affordable housing in many villages. However high levels of development are not considered appropriate as it is important to protect environmental assets and minimise any increases in traffic. The Council's strategy is to focus development in the more sustainable villages in Cherwell. The Core Strategy proposes to locate allocated development and/or allow minor development in a fairly significant number of villages (Category 1 and 2 villages), not just in the most sustainable in order to achieve these aims. This will allow for needs to be met in category 2 villages and prevents too much development in category 1 villages.

The Council has undertaken evidence gathering to determine which villages are more sustainable to inform the allocation of development and the categorisation of each village. A number of factors have been considered including; population size, the range of services and facilities, local issues, accessibility and local employment opportunities.

Category 3 villages are in isolated locations and/or have limited or no services and facilities. Locating development here is more likely to lead to travel (and longer journeys) by private car.

All villages have the opportunity to accommodate new homes through the development of rural exception sites (hundred percent affordable housing) and through the conversion of

existing buildings. The current development plan also allows for the one for one replacement of substandard dwellings in all villages. The Council will also explore whether the same or a similar policy could be introduced through the Delivery DPD.

There are some more sustainable villages in the Green Belt which could accommodate minor development but protecting the Green Belt is the Council's main priority and therefore development is restricted to infilling and affordable housing schemes.

Suitable previously developed land within villages will be allocated first for development. However there is not enough previously developed land to meet housing needs. The suitability and allocation of sites in the rural areas will be assessed and set out in the Delivery DPD. The suitability of a housing scheme for a village can be further assessed through the planning application process.

The Council will work with infrastructure providers to ensure that infrastructure is adequate and/or can be provided.

Development in conservation areas will be required to preserve and enhance the conservation area, but conservation areas do not prevent development.

The Council will monitor the range and number of services and facilities in villages to allow for a potential review of a villages categorisation.



## 2.16 Question 16

### Other Options for housing distribution to the villages

*Do you agree that distributing development to Type C villages would not be a reasonable approach?*

No of Responses	Object	Support	Observations	Support with conditions	Total
	16	25	16	10	<b>67</b>

#### 2.16.1 Summary of Responses

The approach of not distributing development to Type C villages was met with similar amounts of support as it was with objections.

There were also some comments relating to the reclassification of villages from Type B to C.

Many respondents who supported the option to not allow development in Type C villages did not give detailed reasons for their answer. One respondent commented that Type C villages shouldn't have development given the high and unsustainable demands that this would place upon local and regional infrastructure. They consider that it would lead to unsustainable forms of development. Drayton Parish Council does not want to see any development in Type C villages. Kidlington and Lower Heyford Parish Councils also support no development in Type C.

However some supporters of no development in Type C would also like to see small amounts of infill. Hanwell Parish believe only small scale and infill should be allowed to allow villages to "tick over".

The main reasons that respondents believed the Type C villages should be allowed some growth are summarised below:

- Affordable housing should be considered for every village
- Allow natural gradual growth
- Provides choice
- Shortage and cost of housing
- Maintain communities
- To meet local need
- Allow windfall sites
- Provision for rural exception sites
- Encourage rural economic sustainability

Respondents comment that by allowing growth in Type C villages it would allow population growth which in turn could result in infrastructure improvements and assist in creating sustainable communities. Many agree to no strategic sites within the villages but would like smaller development. It was also considered by a number of respondents to be reasonable if there was an opportunity to redevelop vacant or underused land. Respondents also considered that some sympathetic development within or closely integrated with the boundaries should be planned for.

A couple of respondents, including South Newington Parish Council, considered that distance travelled to work by those in smaller and larger villages is not necessarily significantly greater. Therefore to use transport as an issue is not appropriate.

Some believe it should be looked at on a village by village basis and as long as they have good accessibility then development may be appropriate, including Launton, Sibford Ferris and South Newington Parish Council's.

Sibford Gower Parish Council considers it too prescriptive a policy and should be a flexible approach to assess individual proposals.

A couple of developers consider that development in Type C villages should be limited to conversions and affordable housing need where necessary but not contribute to SE Plan figures. They also comment that it should be in accordance with PPS7 and taking into account local circumstances. Small scale development in less sustainable locations.

Banbury Town Council comments that if Type C are in a cluster then they could benefit from facilities in nearby villages then some growth should be considered. Other respondents comment that Type C's could have some development if they are near larger villages or town.

### **2.16.2 Specific Organisation General Comments**

Highways Agency comment that they agree distribution development to the least well served villages would lead to unsustainable travel patterns.

The leader of Oxfordshire County Council strongly disagrees and considers that all villages should have some growth if they wish and if its affordable and for local people.

Oxfordshire County Council agree with no development in Type C villages as this would be contrary to Structure Plan Policy G1 which looks to concentrate development where a reasonable range of services and community facilities exist and policy H1 which states that in settlements and villages housing development will be limited to that required to meet local needs.

### **2.16.3 Specific Village Classification Comments**

As with Question 15 some local villages disagreed with the classification of their village. Respondents commented that Blackthorn, Horton cum Studley and Islip need more housing.

Hanwell and Shenington should be considered a Type C.

Defence Estates comment that Caversfield is a Type C and RAF Bicester if surplus to requirements could enhance the village.

### **2.16.4 Site Submissions**

An agent sent in information supporting their site submissions.

Please note the Options for Growth consultation did not consult on sites specific details within the villages and the information in relation to the sites below will be placed on the site files for when we undertake further work on the Delivery DPD (Anticipated 2010).

Promoter at Letchmere Farm, Upper Heyford.

### **Officers Response**

**(See response to Question 15)**

## 2.17 Question 17

### Village Clustering

*Do you agree with the clusters identified? If not, please give your reasons?*

No of Responses	Object	Support	Observations	Support with conditions	Total
	25	39	26	4	<b>94</b>

#### 2.17.1 Summary of Responses

There were similar amounts of support to the clusters as there were objections.

Some comments said that the absence of an evidence base to demonstrate the interdependence of these settlements means its not possible to comment.

Many comments were made in supporting the principle of clustering and some specific clusters in particular are set out in the following paragraphs.

One respondent commented that clustering lends viability to some of the smaller villages which lack facilities. They also consider that these clusters could in time form the basis for new enlarged Parish Councils which could offer better services than is currently possible. Others support the general concept and comment that that they have been well chosen and don't seem unreasonable. Another respondent made the comment that using clusters would avoid the loss of identity and isolationism, comment that it should help bring people together and save the village shops. One respondent considers the North Cherwell clusters to be the most feasible ones. A couple of respondents comment that there should be more clusters.

Another representation received commented that they would add an objective to help local transport opportunities, particularly sustainable transport opportunities whilst another commented that clusters are probably a good idea but they now come with baggage created by Cherwell planning policy and decisions.

Somerton Parish Council asks for clarity on what clusters are and what the implications of being left out of one are.

A comment is made as to why Bodicote is not clustered with Adderbury.

#### 2.17.2 Comments of support and general observations on the clustering approach

A respondent agrees with the large (Bodicote, Broughton and Bloxham) villages as there is a case for affordable housing and village links.

The Ambrosden cluster is fully justified.

One respondent commented that Shenington, Fritwell, Fringford and Finmere are Type B and their relationships with Type C should flag them up as potential clusters.

Another respondent comments that there is an omission of a cluster centred on Fritwell to include Ardley and Fewcott.

Yarnton Parish Council and other respondents support the Yarnton with Begbroke cluster, whilst Kidlington Parish Council considers Yarnton and Begbroke should form a cluster with Kidlington.

A number of comments suggested that that Little Bourton could be in a cluster with Great Bourton, whilst a few other respondents question why Little Bourton and Williamscot are not clustered with Cropredy. This inclusion along with Prescote in the Cropredy cluster has also been suggested.

One notes that Begbroke links with Woodstock in West Oxfordshire District Council.

A respondent supports the Deddington cluster as it allows for development which combats the static housing market and supports the Local Service Centre function of the hub village while allowing the subordinate communities to grow in a corresponding and sustainable manner.

A respondent comments that the cluster containing RAF Upper Heyford is likely to be significant once it has been developed.

A couple of developers support using clusters to define the relationship between rural settlements and the sphere of influence of the Services centres is supported. They also comment that Bodicote is noted as not a service centre. This supports making it a Type B village status. Also the Sibfords and Steeple Aston are identified as service centres despite being B, must acknowledge limited scope to accommodate new development. They also comment that Adderbury, Bloxham, Cropredy and Deddington should be prioritised for new housing development.

Banbury Town Council considers that CDC should also consider North Newington and Broughton and Wroxton and Drayton as potential clusters.

Another developer comments that if Caversfield and Stratton Audley should be reclassified as a Type B then there is the potential to cluster Caversfield and Stratton Audley due to accessibility to Bicester.

Oxfordshire County Council comment that clustering is a subjective assessment but it can be used to understand common issues and needs of the villages. D appears to be the best option as it need not necessarily mean housing will be distributed to the villages or constrain information gathering.

### **2.17.3 Objections to the clustering approach**

Some of the objections to the clustering approach were on the following grounds:

- Considered arbitrary
- Considers oversimplifies the task of identifying the needs of individual communities. Should be revised on each village individually
- Does not meet SE Plan requirements
- Should use Parish Plans
- Objects to ribbon development between villages as would be horrible
- Clustering has little effect for those on outskirts on Cherwell who are not clustered
- Lead to less sustainable development
- Not in accordance with PPS7

One respondent commented that four of the clusters do not contain Type A villages and that this is not consistent with a sustainable approach.

One comment received states that they do not agree with clustering in Adderbury, Bloxham, Bodicote or Cropredy as well as villages which will merge with Banbury and the villages will vanish.

## **2.17.4 Specific Cluster Objections**

### **2.17.4.1 Adderbury Cluster**

There are a number of objections to the Adderbury cluster. The reasons include no bus service to and from Milton and you cannot cycle and walk. Also all the facilities in Adderbury are outside what is recommended PPS15. There is a danger of coalescence between Milton, Adderbury and Bloxham. Adderbury Conservation Action Group also comment that there is no need for new housing to support current arrangement, whilst Adderbury Parish Council does not support clustering and consider it of no value. Some residents use facilities in both villages, others use other facilities in other places.

One respondent wonders why Milton is clustered with Adderbury and not Bloxham when it is equidistant between the two. Also suggests that South Newington residents may choose to get services at Banbury or Chipping Norton, not both.

Why is Bloxham with South Newington and not Milton? Further work is needed to define relationships between villages.

### **2.17.4.2 Ambrosden Cluster**

Ambrosden Parish Council comments that Blackthorn and Arncott are both so close to Bicester that apart from obvious facilities such as the school and post office, Ambrosden would have to undergo considerable transformation to make them use it.

### **2.17.4.3 Bloxham Cluster**

South Newington Parish Council comments that there is relatively little contact between the 3 villages in their cluster. However considers clustering has value for local service planning and provision.

### **2.17.4.4 Deddington Cluster**

Deddington Parish Council comments that it does seem sensible to utilise the village cluster system to understand the issues but would not agree the clustering system currently presented reflects the complete picture.

### **2.17.4.5 Steeple Aston Cluster**

Lower Heyford Parish Council consider it not appropriate to cluster Lower Heyford with Steeple and Middle Aston. They have no dependence on each other, and no direct transport. Steeple Aston look to Banbury for services and Lower Heyford to Bicester. They are in different catchment areas, no church or health links.

Steeple Aston object to being in with Lower Heyford and Middle Aston. They comment that it appears to be an attempt to increase the potential of development in these villages. They question Steeple Astons credentials for true sustainability. Comment that its important to retain the identities of the two villages and the land between Middle Aston and Steeple Aston. Steeple Aston does not represent school catchment and therefore does not make sense.

Middle Aston see little sense in linking with Lower Heyford.

Middle Aston Annual Parish Meeting responded that the consultation document did not present a clear argument for clustering. They commented that clustering is only to promote villages from one Type to another. Comment that clustering makes no difference to sustainability of the individual villages. Comment that villages should retain their separate identities and preserve land from development.

#### **2.17.4.6 Charlton on Otmoor, Merton, Fencott, Murcott, Oddington Cluster**

Charlton on Otmoor Parish Council comment that it is difficult to fully understand the service centre concept and consider it all rather nebulous. Charlton on Otmoor is concerned with Merton being in its cluster. It is closer to Ambrosden. Otmoor villages are clustered round and inherently linked to Otmoor itself so there are close links between Charlton, Fencott, Murcott, Horton, Beckley, Elsfield, Wood Eaton, Noke, Islip and Oddington. Acknowledge that there are administrative divides between Cherwell and SODC but villages work together. The current cluster only has primary school providing wider service. The Parish suggest Merton is dropped from the Charlton Cluster.

#### **2.17.4.7 Kirtlington Cluster**

Kirtlington Parish Council considers them artificial and not particularly helpful in the case of Kirtlington.

#### **2.17.4.8 Sibfords and Burdrop Cluster**

Sibford Gower Parish Council comments that they do not agree with the clustering approach. 6 clusters in North Cherwell 4 have a type A village as the service centre and Type C villages as the satellites – most of which are clearly away from the service centre. As are other clusters. For the Sibford Ferris and Sibford Gower proposed village cluster only Burdrop is identified as a satellite. Burdrop is part of the Gower and doesn't bear comparison to other satellites in village clusters. If Sibfords are to be a service centre then they believe that Swalcliffe, Swalcliffe Lea, Tadmarton, Lower Tadmarton and possibly Epwell should be considered as satellites and therefore be considered for housing distribution. This means Sibford cluster currently stands out as an anomaly as being the only village cluster which is both a service centre and a satellite. They set out further detailed concerns in relation to facilities, transport and infrastructure. Also they question how Sibford is a village cluster and not Shenington.

Sibford Ferris Parish Council comment that you cannot force people to use facilities in a particular village. Most are too far apart to be practical. They consider the Sibford cluster is too small and has limited employment opportunities.

#### **2.17.4.9 Cropredy Cluster**

An objection was made to the North Cherwell cluster – Wardington, Mollington and Claydon are too far out. Bourton Parish Council comments that Cropredy is not a cluster centre for the Bourtons.

#### **Officers Response**

The clusters have been determined by the distance between villages and views from the Parish Council's. The aim of clusters is to allow for development to be located close to more sustainable villages supporting services and reducing the need to travel. A number of representations state the Council does not and should have a comprehensive understanding of links between villages. There will be many relationships between villages and patterns in terms of how local people use different villages for different purposes such as for social events. Some villages may also have physical similarities in terms of their appearance and surrounding landscape. It is not the role of the Core Strategy to understand or determine clustering policies based on these. Clustering allows for the most important local issues and needs to be understood in a group of villages and for the potential sharing of resources/developer contributions.

There are concerns clustering will lead to new political boundaries and coalescence. Clustering does not aim to affect the political boundaries in Cherwell in any way. The Council does not support the coalescence of villages and the scale of development proposed in the rural areas will not lead to this.

Some representations suggest different clusters, often covering more villages than proposed. There are some small and medium size villages located close to each other, but these villages individually and collectively do not contain enough services and facilities to support minor development. New development on the small scale proposed in the Core Strategy is also unlikely to bring new services and facilities. Medium size villages with some services and facilities will already receive some development through the other village policies.

The proximity of villages to Banbury, Bicester and Kidlington has already been considered through evidence gathering to inform the categorisation of villages.

## 2.18 Question 18

### Village Clustering

What are your views on the idea of village clustering? Which option do you prefer?

VIL (d) to use clustering to help inform housing distribution to the villages

VIL (e) not to use clustering to help inform housing distribution to the villages

VIL (f) to use clustering to understand the common issues and needs of villages but not to help inform housing distribution

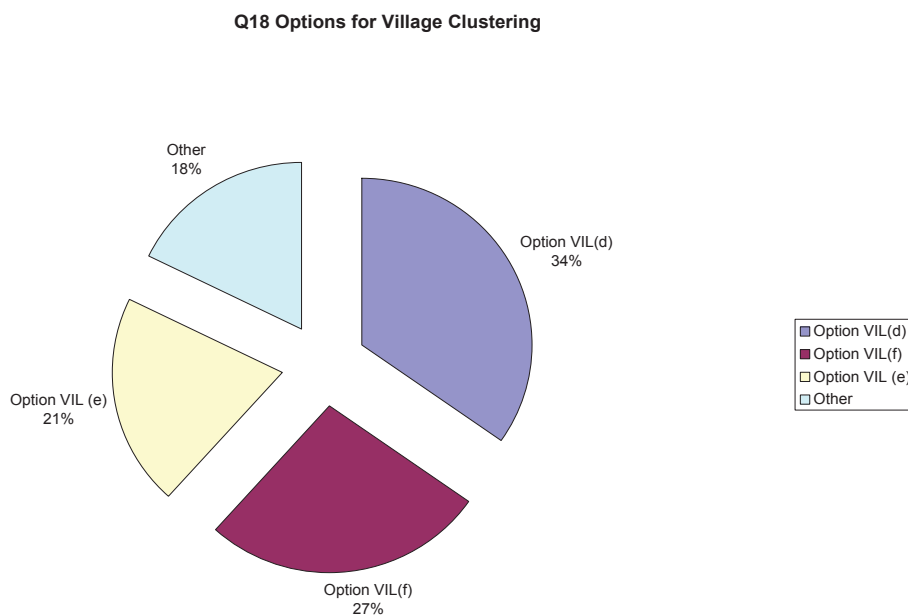


Figure 6: Response to village clustering

### 2.18.1 Summary of Responses

There was mixed reaction for the idea of village clustering. Option VIL (d) has the most support, closely followed by Option VIL (f). Some responses have been classified as “other” when it has not been clear whether the comment supports or objects to the clustering approach. For example the Oxford Green Belt Networks response of not using clustering as an opportunity for development in the Green Belt has been classified as other.

### 2.18.2 General Comments

Many commented that clustering should be used to understand village needs and not to help distribution. Should be used for the planning and provision of local services. One respondent comments that it provides more flexibility to the Council and house builders to allow growth in all villages. Others support this approach providing infrastructure is capable of coping with the additional development.

Some respondents comment that there is no justification or evidence included for this approach. Another respondent comments that there is no data presented on levels of affordable housing currently available, where services referred to will be supported only by the population or will use Council financial resources. Sibford Gower Parish Council have concerns that those villages not in clusters will have services that are vulnerable, and also that there is no evidence on impact on environment of the clusters.



One respondent comments that each cluster should contain a Type A village whilst another comments that the places that don't currently have the services should be given the infrastructure and then the houses.

A developer comments that the approach should be extended to the relationship between the main service centres of Banbury and Bicester and their satellite Type A villages.

One respondent considers that if clustering is used then possible employment development should be considered as well as housing and community facilities and that clustering could be extended to employment development. They also consider that the main service areas in relation to Type A should also be considered. RPS considers that the relationship between Banbury, Bodicote and Adderbury and between Bicester, Ambrosden and Launton should be recognised.

South East England Regional Assembly considers that clustering is a reasonable approach but needs to take into account local evidence from Strategic Housing Market Assessment and Parishes.

West Northamptonshire Joint Planning Unit consider that walking and cycling between villages are not reasonable criteria for defining sustainable village clusters and the aim should be to create a cluster which meets the daily needs of its population locally.

### **2.18.3 Supporting comments on using Clustering**

One of the respondents considers it an important concept which should not be underestimated. Housing should be directed towards the settlements that have a greater level of services and facilities in order to ensure sustainable development. This sustainability is supported by Duns Tew Parish Council. Another respondent comments that it provides more flexibility to the Council and house builders to allow growth in all villages.

One respondent considers clustering a sound idea but of limited value for anything other than the provision and planning of local services. Another respondent comments that this can help in identifying the relationships between settlements and importance of service centres.

It is considered that this approach provides a sustainable way of distributing housing in already established locations. Can also help revive and sustain these existing settlements.

Kidlington Parish Council comment that clustering will help inform housing distribution whilst Banbury Town Council support clustering approach.

Hanwell Parish and other respondents support D as local clusters have linkages in social and economic terms, as it seems sensible to consider housing provision and distribution in addition to general village issues and needs. Also comments made that affordable homes may be provided in the larger schemes in the cluster to support local need.

Fritwell Parish Council considers D preferable as this would help distribute houses to Type C as well as to A and B.

Many people support the approach VIL (f) and consider it good idea for understanding the common issues and needs of villages within the cluster. Kirtlington prefer option VIL (f) to use clustering to understand the common issues and needs of villages but not to help inform housing distribution.

Charlton on Otmoor also comment that VIL (f) is their preferred Option on the understanding that to access common issues, as far as Otmoor as concerned, you must widen the net to include the other Otmoor villages (this was the original purpose of the formation of the Otmoor Group). If this is restricted to Cherwell then they would add Hornton, Noke and Islip.

Another respondent considers that this method of assessing and understanding settlements and their relationships provides a clear methodology for allocating residential development.

It is considered that this approach provides a sustainable way of distributing housing in already established locations. Can also help revive and sustain these existing settlements.

Natural England supports the clustering to assist sustainable development where this will allow acceptable access to shared local services.

CPRE comment that this merits further consideration to understand the common issues and needs of villages.

British Waterways support Option VIL (f), particularly if supports transport issues.

#### **2.18.4 Objections to Clustering**

Many respondents comment that all villages should be considered on their own merits. It is commented that the current clustering does not reflect accurately the way in which villages relate to each other in all cases and can't be considered reliable.

Concerns were raised that village clustering could lead to village amalgamation and coalescence as housing spreads in between. It has been suggested that a clear policy supporting or rejecting this possibility should be stated including from Epwell Parish Council.

It is also commented that it may lead to undesirable changes to the housing composition and character of the smaller villages in the cluster.

Swalcliffe Parish Council do not see the point of clustering, they comment that its not appropriate if you need to use transport to get from one to another. Others are concerned that real alternatives to the motor car are not provided.

A developer comments that they do not see the need for this as the Council have already sought to categorize villages and thereby determine their suitability for further development.

A respondent also asks for a boundary review of all ward villages and hamlets so as to record where potential development could be considered/positioned.

A developer considers it inappropriate to have affordable housing in any one of the cluster villages to meet the needs of the other villages within the cluster.

Not all identified service centres are the same and therefore if clustering is used in distributing housing then it should be in conjunction with the categorisation to Type A, B & C.

Ambrosden Parish Council considers the relevance and application of the concept of clustering is not workable.

Lower Heyford Parish Council do not support the idea as bears no relationship to the characteristics of the communities that are in the cluster.

Bourton Parish Council comments that clustering proposals do not help Cropredy's sewage, school and doctor problems. They consider that clustering exacerbates this problem. Also consider that S106 payments should be used to improve facilities in affected village not another village in their cluster. Should not use clustering to decide where development should be distributed in villages.

**Officers Response**

**(See response to question 17)**

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## Appendix A

### Questionnaire Example

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## **Options for Growth**

Cherwell District Council

Freepost SCE14162

Bodicote House

Whitepost Road

Bodicote

Banbury

OX15 4BR

Cherwell District Council Core Strategy Development Plan Document  
**Options for Growth** September 2008

We would like to hear your views on the development options explained in the leaflet. Please fill in the form below, fold along dotted line, seal and return to us at our FREEPOST address. No stamp required.

➤ **Distribution of Development**

Banbury and North Cherwell (Leaflet page 3-4)

Do you agree with the range of options identified for further examination for housing distribution in Banbury and North Cherwell? Which option do you prefer? .....

Bicester and Central Oxfordshire (Leaflet page 3-4)

Do you agree with the range of options identified for further examination for housing distribution in Bicester and Central Oxfordshire? Which option do you prefer? .....

➤ **Options for Major Development**

Banbury (Leaflet page 5-6)

What are your views on the options that are being suggested? Do you support or object to any of these sites in particular? .....

Bicester (Leaflet page 7-8)

What are your views on the options that are being suggested? Do you support or object to any of these sites in particular? .....

FOLD ALONG DOTTED LINE AND SEAL

Have you any other comments on the Major sites for development at either Banbury or Bicester? .....

➤ **Village Types**

Options for housing distribution to the villages (Leaflet page 9-10)

Do you agree that both the approaches should be considered further? Which of the options do you prefer? .....

➤ **Village Clustering**

Do you agree with the clusters identified (page 10)?

Which of the suggested options do you prefer? .....

➤ **Any other comments**

➤ **Information about you**

All comments will be made available for public viewing

By providing your information you will be able to be kept informed of the document's preparation.

Name .....

Address .....

Email: .....





Appendix B  
Leaflet

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Cherwell Local Development Framework

# Options for Growth

September 2008



your place • your space • your say

Page 169

*Cherwell*

DISTRICT COUNCIL  
NORTH OXFORDSHIRE

Cherwell District will need to accommodate significant levels of housing growth up to 2026. This leaflet explains briefly the options for where development may go. We would like to know your views on these options.

We would like your comments on the following areas:

- Distribution of development across the District
- Sites for major development at Banbury and Bicester
- Distribution of growth to villages

As you read this leaflet, please remember the following:-

- This leaflet provides a brief summary of the work we have done in looking at options for directions of growth and major sites. It sets out a number of options that were approved by Cherwell District Council's Executive on 4 August 2008. Please read the full consultation document and the Executive Report at [www.cherwell.gov.uk/localdevelopmentframework](http://www.cherwell.gov.uk/localdevelopmentframework)
- We are keen to know what you think about the options and if you have any other ideas. Further details are on the back page or you can complete the questionnaire in the centre of this leaflet.

## Options for accommodating housing growth

We have identified three groups of options:

- **Distribution of development across the District** This first group of options focuses on the broad distribution of housing across the District as a whole.
- **Major sites for development** This group of options considers major sites for accommodating housing at Banbury and Bicester.
- **Distribution of growth to villages** This third group focuses on the broad distribution of development within the remaining areas i.e. the rural areas and Kidlington.



## How many homes do we need to provide?

Cherwell is required to provide new housing to meet national and regional requirements. The South East Plan requires the District to provide some **13,400 new homes between 2006 and 2026**, an average of 670 per year. The South East Plan divides the District in two, and sets separate figures for the northern part of the District (Banbury and North Cherwell) and for the southern part (Bicester and

Central Oxfordshire). As part of the total figure, 4,900 are identified at Bicester and an estimated 4,800 for Banbury\*.

Some of these homes have already been built and other land has already been identified for housing development. The remaining number of homes for which we estimate land will need to be found is as follows:-

Area	Estimated Total Number of New Homes
Bicester	2,340 (35%)
Rest of Central Oxfordshire	881 (13%)
<b>Bicester and Central Oxfordshire Total</b>	<b>3,221 (48%)</b>
Banbury	2,237 (34%)
Rest of North Cherwell	1,235 (18%)
<b>Banbury and North Cherwell Total</b>	<b>3,472 (52%)</b>
<b>Total</b>	<b>6,693</b>

\* Please note that the South East Plan has not been finalised. However, it is not expected that these figures will change greatly.

## Eco Towns

The Government has announced an 'eco-towns' programme and a site at Weston on the Green is being promoted by developers. The Council is opposed to the location

of the Eco Town in the district. However if the Government allow it, a reconsideration of Core Strategy issues and housing figures will be necessary.

## Distribution of Development across the District

### How might we distribute development across the District?

This first group of options focuses on our proposed options for the broad distribution of housing between Banbury and Bicester, between the towns and remaining areas, and between villages in

North Cherwell and villages within the Central Oxfordshire sub region. Some of these options are interdependent and a combination of approaches may be appropriate. We are seeking your views on these options.

### Options for Banbury and North Cherwell

BNC (a) focus most of the remaining housing requirement (about 34% or 2,237 homes) at Banbury and some (about 18% or 1,235 homes) in the rural areas in North Cherwell to meet the needs of villages (*these percentages generally reflect the distribution in the South East Plan*).

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BNC (b) redistribute some development from the rural areas (villages) to Banbury to provide about 42% (2,810 homes) at Banbury and 10% (670 homes) in rural areas.

BNC (c) redistribute some development from Banbury to the rural areas (villages) to provide about 30% (2,010 homes) at Banbury and 22% (1,470 homes) in rural areas.

BNC (d) redistribute some development from Banbury to Bicester to provide about 24% (1,610 homes) at Banbury and 45% (3,010 homes) at Bicester.

BNC (e) redistribute some development from the rural areas (villages) in North Cherwell to villages not in the Green Belt in Central Oxfordshire, to provide about 14% (940 homes) in North Cherwell and 17% (1,140 homes) in remaining areas of Central Oxfordshire.

BNC (f) redistribute some development from Banbury to villages in Central Oxfordshire (excluding Green Belt villages) to provide 31% (2,075 homes) at Banbury and 16% (1,070 homes) at villages in Central Oxfordshire.

BNC (g) redistribute some of the residual dwelling requirement from rural areas in North Cherwell to Bicester to provide 10% (670 homes) in rural areas of north Cherwell and 43% (2,880 homes) at Bicester.

## Options for Bicester and Central Oxfordshire

BCO (a) focus most of the remaining housing requirement (about 35% or 2,340 homes) at Bicester and some (about 13% or 881 homes) in the remaining areas of Central Oxfordshire to meet the needs of villages (*these percentages generally reflect the distribution in the South East Plan*).

BCO (b) redistribute some of the remaining housing requirement from the remaining areas (villages) to Bicester to provide about 43% (2,880 homes) at Bicester and 5% (335 homes) in remaining areas.

BCO (c) redistribute some development from Bicester to the remaining areas (villages) not in the Green Belt to produce about 32% (2,140 homes) at Bicester and 16% (1,070 homes) in remaining areas villages not in the Green Belt).



**Map of Cherwell District and area boundaries**

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### Other Options for Distribution

Other options were considered for strategic development in the District however they are now not being suggested for consideration as an option. These can be seen in the full consultation document.

## Options for major development in Banbury and Bicester

As part of this consultation we need to consider possible major sites for housing at Banbury and Bicester. Major sites are those which could take at least 400 homes (We will also, at a later date, need to consider smaller sites in both of these towns).

### What are our suggested options for major development in Banbury?

These are the sites we are suggesting should be examined further for major housing

development at Banbury. More information on the sites and the summaries on why they are being suggested are found in the main consultation document.

The main consultation document also includes the major sites that are not being suggested for further examination.

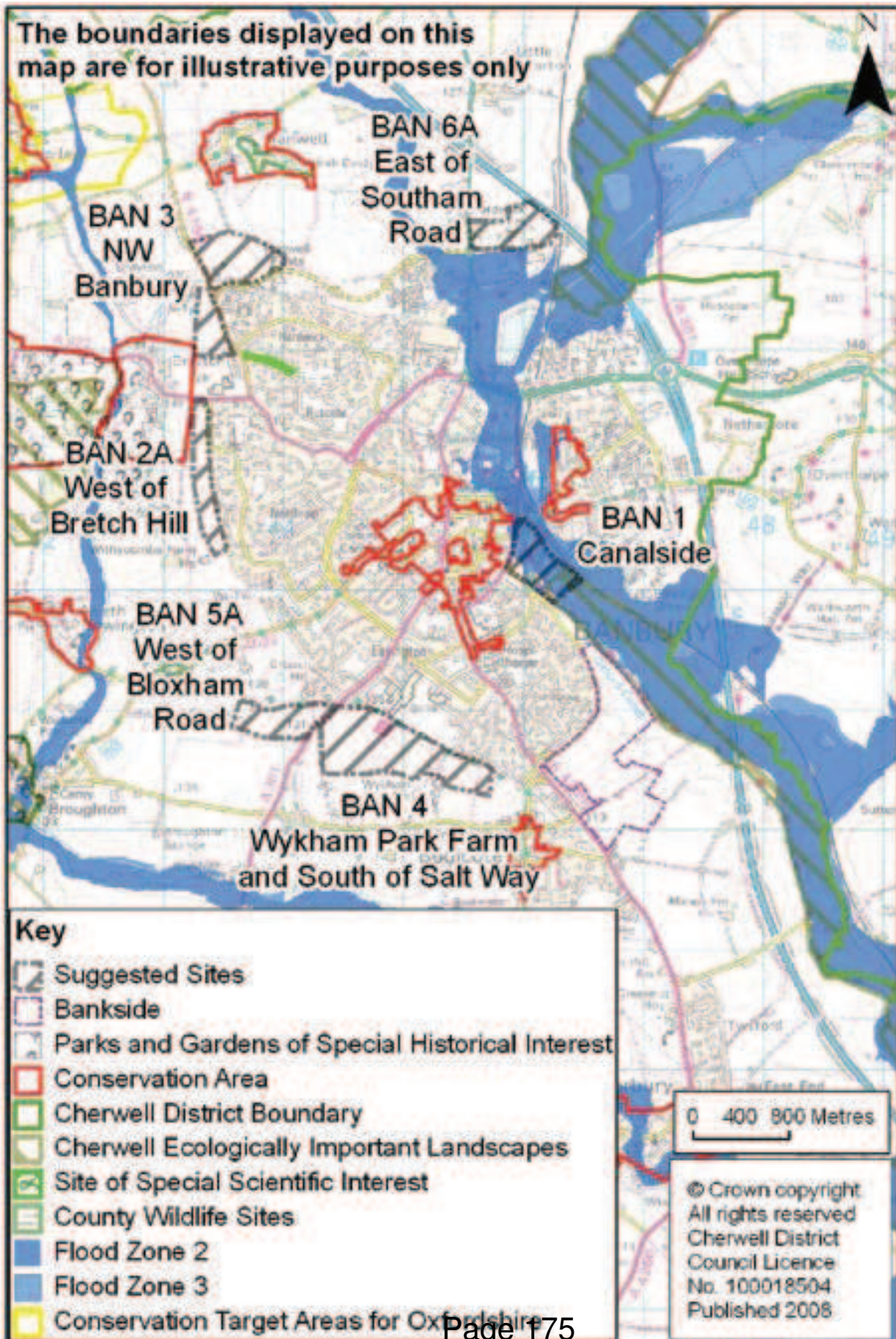
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Option	Site Name	Approximate number of homes
BAN1	Canalside	485
BAN2A	West of Bretch Hill	400
BAN3	North West Banbury	700
BAN4	Wykham Park Farm and South of Salt Way	1,600
BAN5A	West of Bloxham Road	400
BAN6A	East of Southam Road	400

\* Please note that if all the above sites were developed with the number of houses suggested, this would produce 3,985 homes. This is significantly more than Banbury will need to find under the table set out on page 2. There are therefore some choices available to us for where major development should go. We would therefore like to know your opinion on these sites.



## Options for major development in Banbury



## Options for major development in Bicester



## What are our suggested options for major development in Bicester?

These are the sites we are suggesting should be examined further for major housing development at Bicester. More information on the sites and the

summaries on why they are being suggested are found in the main consultation document.

The main consultation document also includes the major sites that are not being suggested for further examination.

Option	Name	Approximate number of homes
BIC1	South West Bicester (Phase 2)	650
BIC2	Howes Lane	1,600
BIC3	Lords Lane	1,000
BIC4	South East Bicester	1,000

\* As with the site options at Banbury, if all the above sites were developed with the number of houses suggested, this would produce 4,250 homes. Again this is significantly more than Bicester will

need to find under the table set out on page 2. There are therefore some choices available to us for where major development should go. We would therefore like to know your opinions on these sites.



## Village Types

As considered earlier, some growth will need to take place in villages. In order to decide where growth may go, we have classified the

villages according to their size and the number of services and facilities they offer. This classification is as follows.

Type	North Cherwell	Central Oxfordshire
Type A Villages (Highest level of sustainability)	Adderbury, Bloxham, Bodicote, Cropredy, Deddington, Hook Norton	Ambrosden, Kidlington, Launton, Yarnton
Type B Villages (Medium level of sustainability)	Hanwell, Finmere, Fringford, Fritwell, Shenington, Sibford Gower, Sibford Ferris, Steeple Aston, Wroxton	Arcott, Begbroke (East), Bletchingdon (part Green Belt), Chesterton, Kirtlington, Middleton Stoney, Wendlebury, Weston on the Green (Part Green Belt)
Type C Villages (Low level of sustainability)	All other villages	All other villages (or parts of villages) that do not form part of the Green Belt

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### Our suggested Options for housing distribution to the villages

VIL (a) - Locate nearly all the rural housing development at Type A villages

VIL (b) - Redistribute some of the rural requirement to Type B villages

## Village Clustering

In some parts of the District, some villages have close links with nearby villages.

They may share facilities or rely on each other for services. We have attempted to identify these clusters of villages on the plan on the facing page.

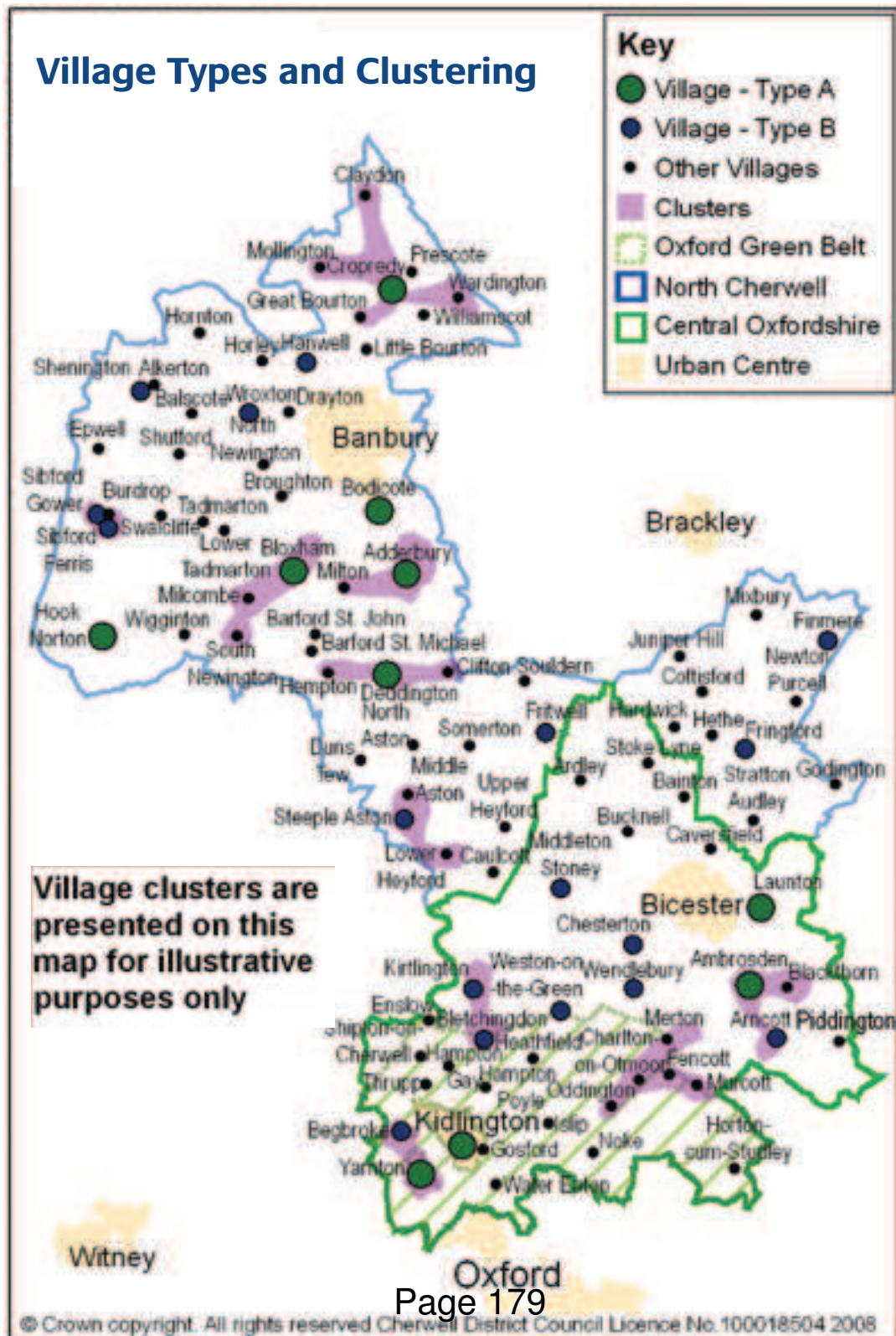
These “clusters” may be helpful in considering where housing should go. Is there a case for supporting housing (including affordable housing) within any of the villages in a cluster if this may meet the needs of other villages as well?

## Our suggested options for village clustering

VIL(d) to use clustering to inform housing distribution to the villages

VIL(e) not to use clustering to help inform housing distribution to the villages

VIL(f) to use clustering to understand the common issues and needs of villages but not to help inform housing distribution



## How can you get involved?

The Council wants to know your opinion on how we can accommodate growth within Cherwell. The consultation period is from Monday 29 September – Monday 24th November 2008

It would be helpful if you could let us have your comments during

For more details visit [www.cherwell.gov.uk/localdevelopmentframework](http://www.cherwell.gov.uk/localdevelopmentframework) or phone 01296 227970

We will spend the rest of the year considering your comments and undertaking further technical and consultation work as necessary. We hope that by Summer 2009 we will prepare our submission document. We will consult you again then.

this time. Please read the full document at [www.cherwell.gov.uk/localdevelopmentframework](http://www.cherwell.gov.uk/localdevelopmentframework)

### You can either:

- 1 Fill in the questionnaire within this document (See Centre Pages) and send it in; or
- 2 Complete a more detailed questionnaire using our Online Consultation Facility, at <http://consult.cherwell.gov.uk/portal> and go to the “Options for Growth” Paper; or
- 3 Write to us at “Options for Growth”, Planning and Affordable Housing Policy, Planning, Housing and Economy, Cherwell District Council, Bodicote House, Bodicote, Banbury, OX15 4AA

**Exhibitions** We will be holding a number of exhibitions throughout the District where you can come along and discuss the consultation with the planners.

### Date and Time

### Venue

Friday 10th October .....	The Courtyard, Bicester 10 - 4pm
Saturday 11th October .....	Castle Quay Shopping Centre - 9 - 5pm
Saturday 25th October .....	Deddington Farmers Market 9 - 12.30pm
Friday 31st October .....	Exeter Hall, Kidlington 10 - 4pm

The information in this document can be made available in other languages, large print braille, audio tape or electronic format on request. Please contact 01295 227001

Jeżeli chcieliby Państwo uzyskać informacje w innym języku lub w innym formacie, prosimy dać nam znać. 01295 227001

ਜੇ ਇਹ ਜਾਣਕਾਰੀ ਤੁਹਾਨੂੰ ਕਿਸੇ ਹੋਰ ਭਾਸ਼ਾ ਵਿਚ ਜਾਂ ਕਿਸੇ ਹੋਰ ਰੂਪ ਵਿਚ ਚਾਹੀਦੀ, ਤਾਂ ਇਹ ਸਾਥੋਂ ਮੰਗ ਲਓ। 01295 227001

如欲索取以另一語文印製或另一格式製作的資料，請與我們聯絡。01295 227001

اگر آپ کو معلومات کسی دیگر زبان یا دیگر شکل میں درکار ہوں تو برائے مہربانی ہم سے پوچھئے۔  
01295 227001

Appendix C  
Banbury Cake Wrap

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# BANBURY CAKE

October 2009

## How will Cherwell District grow?

### Cherwell District Council

#### is seeking your views on where new houses will go up to 2026

##### How many new homes do we need?

Cherwell is required to provide new housing to meet national and regional requirements. The South East Plan requires the District to provide some 13,400 new homes between 2006 and 2026, an average of 670 per year. The South East Plan divides the District in two, and sets figures for the northern part of the District (Banbury and North Cherwell) and separately for the southern part. (Bicester and Central Oxfordshire). As part of the total figure 4,900 new homes at Banbury and an estimated 4,900 at Bicester.

Cherwell District, along with many other areas across the country, is likely to see significant levels of growth in new homes and jobs over the next few years. The district needs to decide the best way of planning for this new development and there is now a chance for local people to have their say.

Some of these homes have already been built and other land has already been identified for housing development. The remaining number of homes for which we estimate land will need to be found is as follows:-

The Council is seeking your views on its consultation document "Options for Growth" which discusses where new housing will go up to 2026.

The consultation document asks for your comments on the following three areas:

Area	Estimated No of New Homes
Banbury	2237 (34%)
Rest of North Cherwell	1235 (18%)
Bicester	2340 (35%)
Rest of Central Oxfordshire	881 (13%)

#### 1) Distribution of development across the District

#### 2) Sites for major development at Banbury and Bicester

#### 3) Distribution of growth to villages

In launching the consultation Councillor Michael Gibbard, Portfolio Holder for Planning and Housing, said, "We need to find the right places for more homes within the District and so I would strongly urge everybody in the District to get involved and let us know what you think"

There is much more information available about the consultation and how you can get involved on the back page of this weeks BANBURY CAKE  
To view the consultation document and make comments visit [www.cherwell.gov.uk/localdevelopmentframework](http://www.cherwell.gov.uk/localdevelopmentframework).

## 1) Distribution across the District

Whilst the South East Plan makes it clear that the majority of new homes in the district will need to be built in and around our major towns of Banbury and Bicester, we have some choice as to how much each town takes. Would we wish to reduce the number of homes (set out on the previous page) to be built in either town? If so, where would we redistribute this housing? Would we wish to put more in villages within the rural area? Should there be more homes in the northern or southern parts of our District?

The consultation document sets out a number of options and we want your views on these.

## 2) Major development at Banbury and Bicester

Secondly since the majority of new homes will be built in and around Banbury and Bicester, we need to begin to consider where this housing may go. We have begun by identifying those sites which we believe could accommodate significant levels of new housing (at least 400 homes).

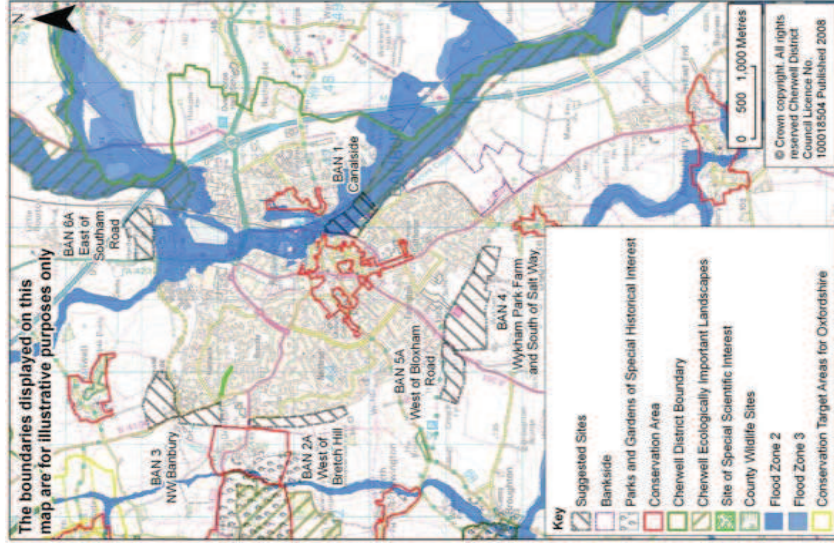
### Options for Major Development at Banbury (Right)

This map shows the sites we think could be suitable locations to build the future homes and it is on these sites that we want your views.

All these sites were developed then we believe that this could provide approximately 4000 homes. This is more than Banbury will need to find and therefore some choices are available to us for where we built our large housing developments. What do you think of the areas we are considering?

Option	Site Name	Approximate No. of Homes
BAN1	Canalside	485
BAN2A	West of Bretch Hill	400
BAN3	North West Banbury	700
BAN4	Wykhams Park Farm and South of Salt Way	1600
BAN5A	West of Bloxham Road	400
BAN6A	East of Southam Road	400

We have also produced a similar map for Bicester which shows where we think development could go. Visit our website for more details



# How can you get involved?

## We want to know what you think to how we can accommodate growth in Cherwell

The consultation period is from **Monday 29 September—Monday 24th November** it would be helpful if you could let us have your comments during this time.

Please note all comments made will be made public.

To view the full consultation document and make comments visit [www.cherwell.gov.uk/localdevelopmentframework](http://www.cherwell.gov.uk/localdevelopmentframework)

### Exhibitions

We are holding a number of exhibitions where you can come and speak to Officers about the "Options for Growth" consultation.

#### Date and Venue

- Friday 10<sup>th</sup> October - The Courtyard, Bicester 10 - 4pm
- Saturday 11<sup>th</sup> October - Castle Quay Shopping Centre, Banbury 9 – 5pm
- Saturday 25<sup>th</sup> October - Deddington Farmers Market 9-12.30pm
- Friday 31<sup>st</sup> October Exeter Hall - Kidlington, 10 – 4pm

The document is also available to view at

- Cherwell District Council Offices (Bodicote House),
- Banbury Library
- Neithrop Library
- Bicester Town Council
- Bicester Library
- Cherwell District Council Area Office (Kidlington)
- Kidlington Library; and
- Central, North and West Mobile Libraries.

## What happens next?

All the comments received will help us prepare which options are the most suitable. We will also continue with other work to help us ensure we have a suitable plan for future development. We will need to consider such issues as employment, transport and recreation as part of this work.

This will then undergo further consultation (hopefully next summer)

If you require further information email [planning.policy@cherwell-dc.gov.uk](mailto:planning.policy@cherwell-dc.gov.uk) or phone the Team Community Engagement Officer on 01295 227970. Alternatively write to Options for Growth, Planning and Affordable Housing Policy, Planning, Housing and Economy, Cherwell District Council, Bodicote House, Bodicote, Banbury, OX15 4AA

## 3) Distribution of growth to the villages?

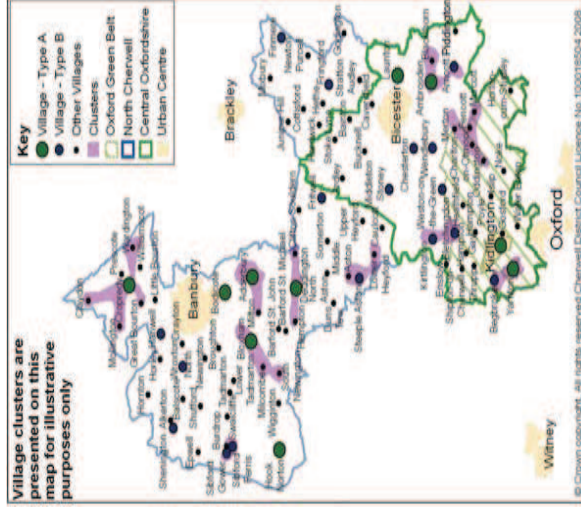
Another area we need to think about is the rural areas of the District. We need to look at which of the villages are best suited to taking some more growth. To help us do this we are looking at Village Types and Village Clustering

### Village Types

We have sorted the villages by their size and the number of services and facilities they offer. The table below shows this.

Type	North Cherwell	Central Oxfordshire
Type A Villages (highest level of sustainability)	Adderbury, Bloxham, Bodicote, Cropredy, Deddington, Hook Norton	Ambrosden, Kidlington, Launton, Yarnon
Type B Villages (Medium level of sustainability)	Hanwell, Finmere, Fringford, Fritwell, Shennington, Sibford Gower, Sibford Ferris, Steeple Aston, Wroxton	Amcott, Begbrooke (East), Bletchington (Part green belt), Chesterton, Kirtlington, Middleton Stoney, Wendlebury, Weston on the Green (Part Green belt)
Type C Villages (Lowest level of sustainability)	All other villages	All other villages ( or parts of villages) that do not form part of the Green Belt

We want to know if we should put most of the new village homes in Type A Villages or should we also have some homes in Type B Villages? Alternatively, should we use another approach to deciding where homes should go in our villages?



**Village Clustering**  
We also want to know what you think to using "Clusters" when it comes to deciding where new homes in rural areas should go.

We have used "clusters" where some villages have close links with other villages. For example they may share a shop, a school or a bus service

We want to know what you think to village clusters and whether we should use them in helping us to provide new housing

Appendix D  
Bicester Advertiser Advert

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# Options for Growth

## How should we distribute new housing in Cherwell?

Public consultation – 29 September to 24 November 2008

Cherwell District Council is seeking your views on its consultation document "Options for Growth" which discusses where new housing will go up to 2026. The consultation document asks for your comments on the following areas:

- Distribution of development across the District
- Sites for major development at Banbury and Bicester
- Distribution of growth to villages

### Options for Growth

#### How many homes do we need to provide?

We are required by Government to provide 13,400 new homes between 2006 and 2026. Land has already been identified for some of this housing and some of these homes have already been built. However, we believe we still need to find enough land for 6,693 homes across the district.

#### Distribution of Development across the District

One of the areas we need to think about is where this housing could broadly go across the District. How many new homes should be built in Bicester and Banbury and how many homes should be built in the rural areas?

#### Options for major development in Bicester

We believe we will need to find approximately 2,340 homes for Bicester and the map identifies a number of different locations for where these homes could go. The map (right) shows more land than we need and so we have some choices to make.

#### Distribution of Growth to villages

Some growth will need to go in rural areas and we need to decide which villages are most suitable. To help us decide where growth should go, we have classified the villages according to their size and the number of services and facilities they offer.

We have also used clustering where some villages have close links with other nearby villages. For example they may share facilities or rely on each other for services.

We would like to hear your views on all the options within the consultation document.

#### To find out more

- Visit [www.cherwell.gov.uk/localdevelopmentframework](http://www.cherwell.gov.uk/localdevelopmentframework) where you can view the consultation document and make comments.
- Alternatively the document is available to view at Cherwell District Council Offices (Bodicote House), Banbury Library, Neithrop Library, Bicester Town Council, Bicester Library, Cherwell District Council Area Office (Kidlington), Kidlington Library and also on the Central, North and West mobile Libraries. If you require further information email [planning.policy@cherwell-dc.gov.uk](mailto:planning.policy@cherwell-dc.gov.uk) or phone the Team Community Engagement Officer on 01295 227970.
- We are also holding a number of exhibitions on the following dates where you can come and speak to Officers about the "Options for Growth" consultation.

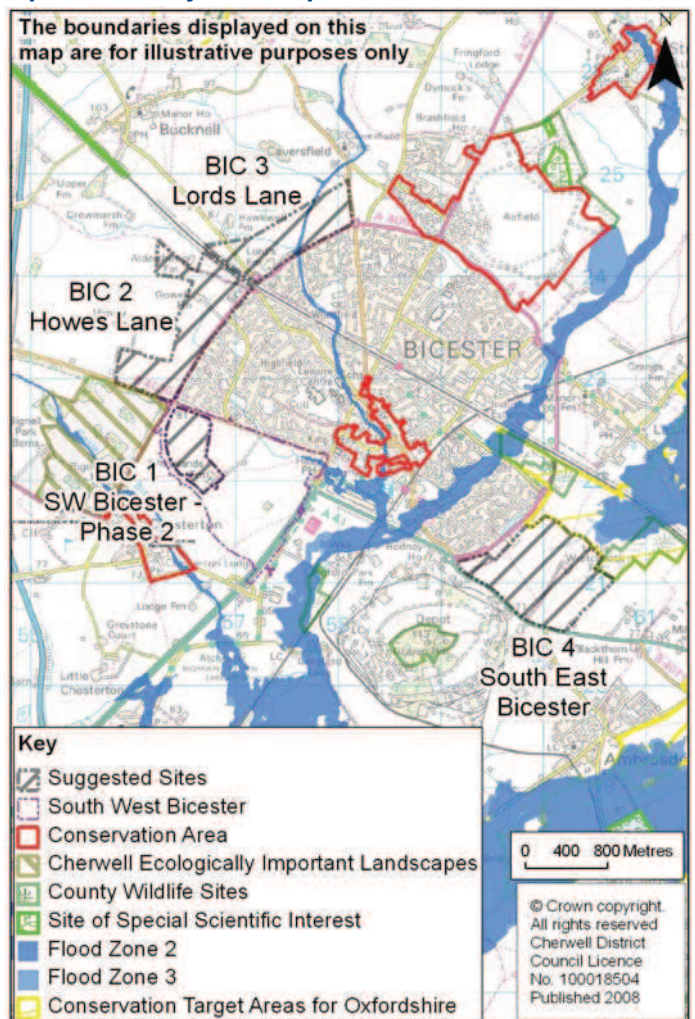
Friday 10th October  
The Courtyard, Bicester  
10 - 4pm

Saturday 11th October  
Castle Quay Shopping Centre,  
Banbury 9 - 5pm

Saturday 25th October  
Deddington Farmers Market  
9 - 12.30pm

Friday 31st October  
Exeter Hall, Kidlington,  
10 - 4pm

#### Options for major development in Bicester



your place • your space • your say

For more information visit [www.cherwell.gov.uk/localdevelopmentframework](http://www.cherwell.gov.uk/localdevelopmentframework)



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Draft Core Strategy  
February 2010

**Appendix 3: Summary of Consultation**

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## Draft Core Strategy

In early 2010 Cherwell District Council consulted on their draft core strategy as part of the preparation of the Cherwell Local Development Framework.

The Core Strategy, upon adoption, will guide development and growth across the District until 2026.

As part of its preparation, the draft core strategy set out and sought opinion on:

- How the district will grow
- Where this growth will be, including strategic sites for new housing and employment
- How the growth will be delivered

## How did we consult?

The consultation ran for 8 weeks from 22<sup>nd</sup> February to 19<sup>th</sup> April 2010.

A number of documents were prepared as part of the consultation:

- Draft Core Strategy
- Draft Sustainability Appraisal
- Leaflet - **Appendix A**
- Questionnaire – **Appendix B**
- Executive Summary – **Appendix C**
- Letter – **Appendix D**

## Distribution

All of the consultation documents were available to view and comment online for the duration of the consultation, at [www.cherwell.gov.uk/localdevelopmentframework](http://www.cherwell.gov.uk/localdevelopmentframework)

They were also available to view at the following locations:

- Cherwell District Council Office, Bodicote House
- The Bicester, Banbury and Kidlington Link Points
- All District libraries including mobile libraries

Leaflets and questionnaires were available at these locations for people to take away.

Hard copies of the draft core strategy, draft sustainability appraisal, a number of leaflets and questionnaires were sent to all Town and Parish Councils within the District.

Parishes Councils were also sent further copies of the leaflets and/or questionnaires upon request. For example Bodicote Parish Council requested 1000 leaflets and 1200 questionnaires. These were then distributed by the Parish with their village newsletter.

All District Councillors received a hard copy of the documents.

Cherwell Local Strategic Partnership Project Board and the Management Group members all received a hard copy of the documents.

Hard copies were also sent to a number of organisations, including Environment Agency, Highways Agency, and Natural England (See **Appendix E** for full list).

## Press Coverage

A press briefing was given on the 25<sup>th</sup> January 2010 by the Council following approval of the draft core strategy by Executive. This provided the press with the opportunity to discuss the draft core strategy and forthcoming consultation with planning policy officers. They also received various documentation including images of the maps.

Notices of the consultation were placed in the Banbury Guardian, Banbury Cake, Bicester Advertiser and the Oxford Times for two consecutive weeks, week commencing 15<sup>th</sup> and 22<sup>nd</sup> February 2010 - **Appendix F**

A full page advert highlighting the consultation was published in the Banbury Cake and the Bicester Advertiser during the consultation period.

The Council published a page highlighting the consultation in the Cherwell Link. This is the free Council publication which is delivered to every household in the District.

Various articles were published in the local press and on the local radio discussing the draft core strategy during the consultation period.

Hard copies of the press articles are available to view on request.

## Exhibitions

Five exhibitions were held across the District during the consultation. This involved display boards (**Appendix G**) and pull up display boards showing summaries of the information contained within the core strategy. They provided the opportunity for people to come and ask officers questions about the consultation and to takeaway leaflets and questionnaires.

Date	Venue
5 <sup>th</sup> March 2010	Crown Walk, Bicester
6 <sup>th</sup> March 2010	Crown Walk, Bicester
13 <sup>th</sup> March 2010	Castle Quay, Banbury
25 <sup>th</sup> March 2010	Bodicote House, Bodicote
30 <sup>th</sup> March 2010	Sunshine Centre, Bretch Hill, Banbury

## Workshops

Two workshops were held for Town and Parish Councils during the consultation period:

- 8<sup>th</sup> March 2010 at Weston on the Green Village Hall
- 17<sup>th</sup> March 2010 at Bodicote House, Bodicote

Prior to the workshops we asked the Parish Councils if they would like to discuss the following policy areas during the sessions:

- Strategic Sites
- Village Allocations
- Other Policy areas

The majority of attendees requested a village allocations focus, so it was decided, with the Parish Councils' agreement, to run the workshops in an open discussion format. An

officer gave a presentation on the draft core strategy and there were then questions and answers as a whole group.

These sessions were not minuted as they were to provide an opportunity for Parish Councils to find out more about the consultation which would then inform their representations to the draft core strategy.

### Meetings

A number of other meetings were also held across the district during the consultation. Some organised by the Planning Policy team and some by other departments of the Council as part of their work. All provided an opportunity to raise awareness on the draft core strategy consultation and for the community to ask questions.

Date	Group	Officers
22 <sup>nd</sup> February 2010	Rural Affordable Housing Workshop, Islip	Officers presented the consultation as part of the full day event and answered questions
23 <sup>rd</sup> February 2010	Mollington Conservation Area	Officers attended the meeting and answered questions
25 <sup>th</sup> February 2010	Cherwell Local Strategic Partnership Event	Officers presented as part of the event and answered questions
2 <sup>nd</sup> March 2010	Wardington Conservation Area	Officers attended the meeting and answered questions
3 <sup>rd</sup> March 2010	Banbury Youth Forum	A briefing note and consultation material were provided to CDC officers who distributed and discussed at this group meeting
12 <sup>th</sup> March 2010	Banbury Rotary Club	Officer presentation and Q& A session
15 <sup>th</sup> March 2010	Kirtlington Conservation Area	Officers attended the meeting and answered questions
18 <sup>th</sup> March 2010	Kidlington Parish Council	Officer presentation and Q& A session
22 <sup>nd</sup> March 2010	Bicester Youth Forum	A briefing note and consultation material was provided to CDC officers who distributed and discussed at this group meeting
23 <sup>rd</sup> March 2010	Bicester Vision AGM	Officers presented the consultation as part of the AGM and answered questions
23 <sup>rd</sup> March 2010	Bicester Town Council	Officer presentation and Q& A session
24 <sup>th</sup> March 2010	Cherwell Equality and Diversity Panel	Officer presentation and Q& A session
25 <sup>th</sup> March 2010	Wroxton and Balscote Parish Council	Officer and Parish Councillor discussion
25 <sup>th</sup> March 2010	Kidlington Parish Council	Officer presentation and Q& A session
26 <sup>th</sup> March 2010	Banbury School	Officer presentation about Eco Town and Q & A session and then practical exercise on an eco home.
30 <sup>th</sup> March 2010	Registered Social Landlords Development Group	Officer attended and talked through the document followed by a discussion.
30 <sup>th</sup> March 2010	Hanwell and Drayton Parish Council	Officer presentation and Q& A session
31 <sup>st</sup> March 2010	Banbury Town Council	Officer presentation and Q& A session
1 <sup>st</sup> April 2010	CHIP meeting	Officer presentation and Q& A session

## **Responses**

All responses made during the consultation period are available to view online at <http://consult.cherwell.gov.uk/portal/ldf/cs/>

Where respondents have not specified question numbers, responses have been considered under the most appropriate question number following officer consideration. This may mean that the same comments are placed under a number of questions.

### **Breakdown of responses**

We received a total of 592 responses to the draft core strategy consultation.

Web	75
Emails	83
Questionnaires	321
Letters	113

Some of the letters and emails do not state to which question/s the respondent's comment relates to and therefore the officers take a decision as to which question/s the comment is most applicable to. Where necessary this may mean that the same comments are placed under a number of questions.

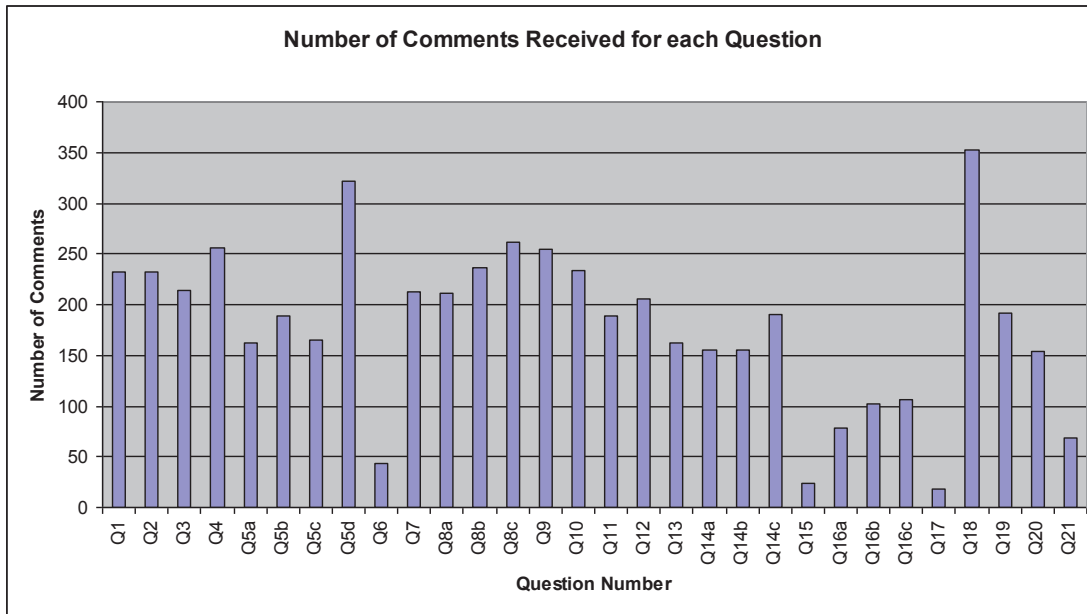
Not all responses received contained a comment to every question and therefore the majority of questions in the report do not have a total of five hundred and ninety two in there total

In total 4342 comments were made.

We have received a number of representations without contact details on them. Where this is the case they have not been considered a formal representation and they have not been included within the responses made available online or within the figures above. However officers have been made aware of these responses and where received they have been separately noted in the question summary.



**Summary of response rates to questions**



This table shows that the questions that received the most comments were Question 18 and 5

Question 18 asked “Do you support the site allocated for the relocation of Banbury United Football club”

Question 5 asked “Do you support the allocations proposed for strategic housing allocations” and specifically Banbury – Land at Bankside (Phase 2).

These two questions will be discussed in more detail later in this report.

## Summary of responses

Below are the summaries of the main points made to each question. They are to act as a guide only and full responses to all the questions can be viewed at <http://consult.cherwell.gov.uk/portal/ldf/cs>.

All officers use the full responses as they prepare the next stage of the Core Strategy.

The summaries below often contain many more comments that object to an area of the Core Strategy, than comments in support, even though the question will have higher overall support than objections. . We can summarise that this is because when people object to a question they usually add why they object and/or propose an alternative option.

### Question 1: Do you support the vision for Cherwell District?

	Yes	No	Total
No of Responses	163	69	232

### Summary of Responses

70% of all respondents support the vision for Cherwell District. Many of the comments were made in relation to the following issues:

- Transport
- Infrastructure
- Level of growth
- Employment
- Rural Settlements

### Reasons for supporting the vision:

- Supports a sustainable rural economy that is not entirely reliant on agriculture
- Includes a desire to maintain and improve the vitality and viability of urban centres
- Retains the local distinctiveness of Banbury as a historic market town
- Well thought out

### Reasons for not supporting the vision:

- Does not include improvements to IT infrastructure for rural communities
- Overall proposals are unfeasible without a complete rethink of a new ring road for Banbury
- It should place greater emphasis on importance of rural settlements and communities
- No appropriate plan for traffic
- No flood alleviation scheme for Central Bicester
- Objections to the level of housing provision for the district
- Failure to plan for the cost and implementation of necessary infrastructure prior to developments coming forward

### Other specific comments

One respondent suggested the Vision does not take sufficient account of existing communities; with policy being governed by centralised government ideology disconnected from the people it serves.

One comments said the Vision should make specific reference to supporting the development of employment sites for B1, B2 and B8 development in order to ensure that

economic development matches the rate of growth in the residential sector, as this will provide a more sustainable pattern of development.

One respondent commented that it is difficult to fault the Vision as such, because it is fully scoped. However, it lacks detail, especially with regard to the role that Cherwell's unique and valuable assets might play, how progress is going to be made, and how Cherwell Council will know that its efforts are progressing towards the Vision, step by step. There is, in particular, a lack of detail on the necessary requirements for a robust policy framework on the knowledge economy. And the Vision needs to be founded on an up to date economic evidence base.

One respondent argues that the vision is not substantiated as it states "Cherwell will maintain its rural character", but this does not appear to apply to Bodicote due to the large amount of housing being built of green fields and being called an urban extension to Banbury.

One comment related specifically to growth in villages; offering support for the proposal to direct growth at most sustainable villages.

One respondent suggests that without a complete rethink on a new ring road around Banbury, the proposals are not feasible.

Hanwell PC support the Vision in general terms. Further comments say they would like to see some reference to the importance of the underlying "sustainability" of the Vision and some recognition that Cherwell - like many other parts of the South East - has environmental limits to continued growth and development.

One respondent focused specially on the area around Hook Norton and The Sibfords. The comments suggest the statement of vision fails to recognise the distinctive needs of the Hook Norton - Sibfords area as contrasted with the M40 corridor. These comments are based on concerns relating to sustainability, the inability to reduce car use, the sensitivity of the surrounding landscape and the distinctiveness of the rural economy in the area. It is suggested that the distinctive contribution of this area should be explicitly recognised, not covered by policies appropriate to other Cherwell areas.

One respondent suggested the Vision should include the 'non-coalescence' of villages to help retain their identities and to achieve the point in section A.18 which states "the need to protect and enhance the identity of Cherwell's towns and villages".

Network Rail commented that there is little reference to transportation issues and the future aims/vision of which the Council may have to improve the transport infrastructure and opportunities for transportation.

One respondent suggests the vision should place greater emphasis on the importance of the rural settlements within Cherwell and the need to provide additional housing to ensure the retention of rural services and facilities.

One respondent comments that the 'vision' for Cherwell District appears myopic. On a superficial level its aims are an attempt to be seen to be dancing to central government's tune, as dictated by a quango based in Guildford. On a practical level, there is a total failure to plan for, cost, and implement the essential infrastructure measures necessary, prior to successfully undertaking the bulk of its proposals.

Banbury Town Council supports the vision and feels it is important to retain the local distinctiveness of Banbury as an historic market town.

## **Officers Response**

The Proposed Submission Local Plan contains policy *SLE4: Improved transport and connections* and *SLE5: High Speed Rail 2- London to Birmingham*.

**Question 2:** Do you support the spatial strategy for Cherwell District?

	Yes	No	Total
No of Responses	142	90	<b>232</b>

**Summary of Responses**

61% of respondents support the Spatial Strategy for Cherwell District.

**Reasons for supporting the spatial strategy:**

- The growth is directed at the major towns which protects rural areas
- The objectives promote sustainable development
- Support for the suggestion that Banbury should grow at a slower pace than Bicester
- It aims to protect the Green Belt from development

**Reasons for not supporting the spatial strategy:**

- Certain aspects of the strategy are not compatible with the vision
- Too much focus of development on Bicester
- Too many large, dense housing sites
- Does not maintain the rural character of Cherwell
- The Spatial Strategy is not holistic or realistic and does not deliver in the proposed developments
- The district can not sustain growth on the scale proposed without a decrease in quality of life for existing residents
- The distribution of housing in rural areas is inappropriate

**Other Comments**

With regards to the issue of growth, one respondent argues that whilst the strategy states that growth (outside the main urban areas) will be directed towards the larger and more sustainable villages, it would actually be better to spread some of this development to the less sustainable villages to make them more sustainable.

One respondent suggested that the aims of the 'spatial' strategy are contradictory and illogical. The aim to 'Strictly control development in open countryside' is at total odds with existing and future planning proposals. At the same time severely restricting the potential of the redevelopment of the Upper Heyford base; a site where most of the government targets for housing numbers could be met without further intrusion and blight on the life of the majority of villages of Oxfordshire.

One respondent comments that the amount of housing planned for Bicester is too high.

One developer supports the aspect of the spatial strategy which seeks to direct most of the growth in the district to locations within or immediately adjoining the main towns of Banbury and Bicester. However whilst Bicester is recognised in the spatial strategy as the main location for development within the Central Oxfordshire sub-region (in line with the South East Plan), it is important that sufficient growth is directed to Banbury in order to support its role as the 'Primary Regional Centre'.

One respondent comments that while they agree that development in the Green Belt and AONB must be controlled more strictly than elsewhere, it is important to remember that farmers and growers manage this landscape on a day-to-day basis as part of their agricultural operations. If they are to remain on the land to perform this service, their businesses must be profitable and competitive. This means that they must be able to keep

up with modern production methods, hygiene standards and environmental regulation requirements, with associated planning applications. For these reasons, a degree of reasonable agricultural development should be permitted even in these designated areas.

One respondent supports the need for the plan, but questions the need for this amount of new housing in the country.

### **Officers Response**

The Proposed Submission Local Plan seeks to direct growth to the urban locations of the district. Away from the main towns, the single largest location for growth will be at the former RAF Upper Heyford. Some development is also directed towards the most sustainable villages whilst the village categorisation policy in the plan (Villages 1) also identifies a role for smaller 'satellite villages' to receive some new development in the form of accommodating infilling. In this way, the plan focuses development in the most sustainable urban locations, at a significant 'previously developed' site, whilst also allowing for some development within the rural villages to meet rural needs. The plan seeks to strictly control development in the open countryside.

**Question 3:** Do you support the fourteen strategic objectives?

	Yes	No	Total
No of Responses	147	67	<b>214</b>

**Summary of Responses**

68% of respondents support the fourteen strategic objectives.

**Reasons for supporting the strategic objectives**

- Supports diversification in the rural economy and provision of affordable housing to cater for employees of rural businesses
- Promotes vitality, viability and distinctiveness of urban centres

**Reasons for not supporting the strategic objective**

- Lack of proposed infrastructure to accompany and support housing development
- Where is the economic growth going to come from?
- The objectives are not locally distinctive
- Not practical
- Trying to cut car use, but CDC has no control over this
- Not enough regeneration of existing areas
- Remain unconvinced by the evidence to support additional housing

**Other Comments**

One respondent suggested that many of the objectives rely on commitment from outside bodies to achieve them and questions if this is a realistic approach.

Another respondent suggests that including "employment opportunities and services" after "housing" in objective SO.8 would better indicate the Council's intention to develop sustainable rural communities. The provision of housing alone will not achieve this aim.

One developer suggests that the strategic objectives fail to provide the link between the high level vision and the detailed strategy, as required by paragraph 4.3 of PPS12. Instead, the strategic objectives, whether they be in respect of economic, community or environmental issues, are of a generic nature which could be applied to any district within the country. Consequently, they cannot be said to "expand the Vision" into key specific issues for the area.

The Government Office for the South East commented on the need to look again at the strategic objectives in the light of paragraphs 4.1 to 4.5 of PPS12 to focus them on the key spatial issues to be addressed, such as (for example) delivery of an eco-town, regeneration of a run-down area, boosting town centre performance etc. The objectives, as currently written, could apply to most areas of the country and do not seem to grasp the key local delivery issues the plan is seeking to address. They may be better placed within the sustainability appraisal as sustainability objectives rather than strategic plan objectives. In order to show clear arrangements for managing and monitoring delivery of the strategy, the monitoring indicators and critical success factors should be linked to strategic objectives so that the Council can identify whether or not it is meeting the strategic objectives through implementing the strategy and report its findings and proposed actions in the AMR.

The Highways Authority is supportive of the 14 strategic objectives, particularly objective SO 12 which aims to reduce the dependency on the private car as a mode of travel.

## **Officers Response**

The Strategic Objectives have been slightly refreshed to better reflect the objectives and policies included in the Local Plan. The diversification of Cherwell's rural economy is highlighted in Strategic Objective 2. Further local detail and local distinctiveness is provided in the following chapters of the Plan.



**Question 4:** Do you support the proposed overall distribution of development across the District (development strategy)?

	Yes	No	Total
No of Responses	129	127	256

### Summary of Responses

In relation to the distribution of development across the District, the respondents were split with 50% supporting the overall distribution of development.

#### Reasons for supporting the distribution of development:

- Overall support for the emphasis of growth
- Approve of North West Bicester allocation reducing the housing target in rural areas
- Support for the distribution of new housing development to the rural areas of the district in order that the vitality of such settlements can be maintained. However, it is important that development is focused in the most sustainable locations which comprise the Category A settlements
- There is a need for further homes in Banbury, especially affordable housing for local people

#### Reasons for not supporting the distribution of development:

- Concerns over proposed eco-town and forcing Bicester to have more houses than is required
- Virtually all North Cherwell houses could be built at Upper Heyford
- Too much housing in Bicester
- Bodicote is losing its physical identity and becoming a suburb of Banbury
- Councils should renovate all unoccupied houses/flats before building more homes, and stop people buying second homes
- 600 units allocated to Bicester should be returned to the villages
- 90% of housing distribution should be in the two major towns. The villages should be left as they are with only infill taking place and not major development
- Canalside development is in the floodplain
- Infrastructure has not been thought through fully
- There will not be enough jobs and facilities for the number of houses proposed
- Smaller villages should not be excluded from development

#### Other Comments

One respondent suggests that the overall pattern of distribution seems sensible given the demands of Cherwell, but they question whether Cherwell needs to continue to accommodate this overall level of growth for the next 20 years.

Another respondent would support any development providing good thought is given to flooding and transport.

Whilst Bicester is recognised in the spatial strategy as the main location for development within the Central Oxfordshire sub-region (in line with the South East Plan), it is important that sufficient growth is directed to Banbury in order to support its role as the 'Primary Regional Centre'. Bicester is neither a Primary Regional Centre nor Secondary Regional Centre in the South East Plan and its growth should be considered in this light. The Core Strategy should ensure that sufficient growth is directed to Banbury (and its catchment) to sustain its role as a 'Primary Regional Centre' and support appropriate growth and development.

The Homes and Communities Agency commented that as the Core Strategy develops further, they would expect to see a programme/ timeline for the delivery of each Strategic Site identified within the Core Strategy. A contingency plan should also be identified which would be triggered if there are slippages in the programme beyond the plan period.

Kidlington Parish Council does not support the proposed distribution of development. They suggest the distribution does not reflect identified local need, and has been arrived at using completely unsound methods. It delivers only the housing targets set out within the SE Plan (H1) as minimum targets, and makes no contribution towards the regeneration agenda that should be in place to meet the special needs of Kidlington. They do not accept the argument that housing in eco-town will be more sustainable than other developments, as the Code for Sustainable Housing standards will apply to all housing developments.

### **Officers Response**

The Council has reviewed its housing distribution policy for the Proposed Submission Local Plan taking into account the following key considerations:

- A need to be in accordance with the general thrust of the South East Plan while being mindful of the Government's intention to revoke Regional Spatial Strategies and the introduction of 'Localism'.
- The South East Plan's planned rate of housing delivery for Cherwell of 670 homes per annum (13,400 homes from 2006 to 2026 or 16,750 homes to 2031)
- Projected CLG household growth of 16,022 for the period 2006 to 2031
- A need for Cherwell to provide new homes to meet overall housing needs, a large need for affordable housing, to increase housing choice and the quality of housing available and to assist in delivering economic growth
- A wish to extend the Plan period to help long-term planning of Cherwell's places and enable continuous housing supply
- The South East Plan's urban focus, its focus on Bicester as a growth location and to lesser extent its focus on Banbury as an important market town with a wider hinterland
- The importance of Banbury and Bicester in the Oxfordshire and South-East Midlands Local Enterprise Partnerships
- The role of the North West Bicester Eco-town
- The need to address to jobs/homes imbalance at Bicester and to reduce out-commuting
- The need to strengthen our town centres
- Major 'brownfield' opportunities at Banbury and Bicester and the need to deliver an approved new settlement at Former RAF Upper Heyford
- The need to acknowledge that Banbury is more constrained in terms of landscape and topography than Bicester
- The NPPF's emphasis on the achievement of economic growth and ensuring that growth is delivered sustainably
- The need to focus development at the two towns where infrastructure, services, facilities and jobs are concentrated
- The development pressure on our rural areas and the need to protect the character and beauty of our villages and countryside while allowing sustainable levels of growth in our rural areas
- The constraints of the Oxford Green Belt and the Oxford Meadows SAC

- The effect of housing completions and planning permissions on establishing residual housing requirements and the needs for a realistic, deliverable housing trajectory for strategic sites

**Question 5: Do you support the allocations proposed for strategic housing allocations?**

Site Locations	Yes	No	Total
North West Bicester (Eco Development)	118	44	<b>162</b>
Banbury Canalside	133	56	<b>189</b>
Banbury Land West of Bretch Hill	117	48	<b>165</b>
Banbury Land at Bankside (phase 2)	97	225	<b>322</b>

**Summary of responses to North West Bicester (Eco Development)**

62% of respondents support the strategic housing allocation at North West Bicester.

**Reasons for supporting North West Bicester (Eco Development):**

- The proposal for NW Bicester is a sensible response to the eco-town issue and to the long term regeneration and growth of Bicester
- Bicester, unlike Banbury, has fewer physical constraints to its further expansion

**Reasons for not supporting North West Bicester (Eco Development):**

- N W Bicester is not viable because there is insufficient consideration to the reality of sustainability
- Traffic generation will cause gridlock on already overcrowded roads
- The scale of development will result in the loss of green space
- Allocation is a response to the threat of Weston Otmoor and not a sound planning decision
- Brownfield sites in the area should be given first priority
- Too many farms are being destroyed and laid to tarmac
- Insufficient infrastructure to cope with growth
- NW Bicester does not contain innovative and exemplary proposals that can deliver a step-change in peoples' transport habits or a step-change in the fortunes of the town

**Other Comments**

One respondent has significant concerns that the development will add to the problem of Ambrosden being used as an alternative route to Oxford.

One respondent argues that the North West Bicester site probably has the least impact on the surrounding villages than development elsewhere in Bicester.

Another respondent is concerned that the NW Bicester Eco-town is undeliverable - not least in terms of jobs, an essential component of the sustainability mix.

One respondent questioned the ability to deliver one new job for each new household as the pace of development seems to be faster than the growth of employment related to the development.

Several respondents suggest that NW Bicester will give rise to additional need for investment in highways and other infrastructure provision within the town centre.

One respondent suggests that the LDF must make it clear that developers must take a holistic approach by showing how the new extensions to Bicester will be integrated with the present town to create cohesive, robust, sustainable and interdependent communities.

One local landowner argues that they own 250 acres of the 845 acre site for NW Bicester and have been trying to remove their land from the allocation for over 18 months.

One developer raised concerns about the timing of delivery. They question the eco-towns central position within the Core Strategy given its inability to deliver significant housing numbers in the early part of the Plan period.

SEEDA considers that the proposed eco-extension of North West Bicester represents a significant opportunity for the Council to become an exemplar Local Authority in the delivery of sustainable economic development and has the potential to be a real opportunity for the borough more widely through tourism stemming from the eco-town.

SEEDA also considers that the cross cutting policies of the Core Strategy do not make adequate cross-reference to the eco-extension. In particular, the Policies for Developing a Sustainable Local Economy need to make much more of the eco-town concept.

One respondent argues there is no economic viability assessment or residual land value calculation that can be relied upon and therefore no evidence to suggest that the NW Bicester scheme is viable.

Another respondent comments that the Core Strategy should address the relationship between the NW Bicester Eco Town designation and the flow of benefits and opportunities to the existing town which can be maximised by taking a joint strategic 'whole of Bicester' approach.

One developer suggests that Policy NWB1 fails to identify the level and form of retail provision within the eco-development. This introduces a level of uncertainty which may impact on delivery of homes and jobs given that retail provision as part of community and other appropriate facilities is likely to be essential to achieve a sustainable development.

One respondent suggests the Code for Sustainable Homes target should be Level 4 to reflect the guidance set out in PPS1.

### **Officers Response**

NW Bicester was identified as a potential location for an Eco-town in a national policy statement in 2009 and the Council has committed support for an eco development here as it is considered the most sustainable approach to deliver strategic growth in Bicester. The council agrees that a holistic approach will be required to integrate the NW Bicester with the rest of the town. The One Shared Vision (2010) and The Bicester Masterplan documents (also being consulted on) will ensure an integrated approach is taken with the rest of the town.

## **Summary of responses to Banbury - Canalside**

70% of respondents support the strategic housing allocation at Banbury: Canalside.

### **Reasons for supporting Banbury - Canalside:**

- The site is highly sustainable and in need of regeneration
- It is close to the railway station allowing travel by train
- Allows for walking and cycling and less reliance on the private car
- Canalside will contribute to the vision for Banbury town centre
- New housing will create demand for shops, helping the town centre
- The site already has amenities and infrastructure near by
- Developing Canalside will prevent loss of valuable landscape and greenfield sites
- Developing brownfield sites is more environmentally friendly
- The site reflects the findings of the BANITLUS
- It will allow for the creation of a linear park through the town
- Areas on the site are under occupied and in disrepair
- Urban location allows for a high density of residential development
- There is an opportunity to redevelop the canal

### **Reasons for not supporting Banbury - Canalside:**

- There should be no extension of Banbury Town Centre to the east as this will undermine the viability of the existing town centre
- The amount of commercial development within Canalside is too high
- There will be a loss of ecology
- Contamination will need to be remediated
- The site is in the floodplain and should not be developed
- The Sequential and Exceptions tests have not been completed
- No flood alleviation scheme is 100% safe
- It is unclear whether flood risk has been taken into account
- Flooding may reduce the capacity of the site
- Too many new homes are proposed
- Due to constraints the number of dwellings should be reduced
- There will be noise concerns from trains
- A Master Plan should guide incremental development and funding arrangements
- There will not be enough money for improving the canal/towpath
- Not enough parking is being proposed at Canalside
- Shared use of the parking by residents and rail users is unworkable
- There should be a substantial linear park between the Canal and river
- The two access points from tramway and station approach will not be sufficient
- Development would lead to traffic in Grimsbury and on the inner relief road
- Development as proposed would negatively affect railway operations.
- Windsor Street should be calmed
- The Banitlus study highlighted how sustainable Canalside was but also how every arterial road in Banbury was at capacity and therefore a south east relief road is necessary
- The site is not deliverable
- The scheme is too ambitious
- The proposals are unviable
- A comprehensive redevelopment is not possible
- It cannot be delivered within the timescales set out in the Core Strategy
- There may be difficulties/delays in relocating the football club

- Setting out undeliverable proposals on this site will cause blight
- A requirement for 30% affordable housing will affect viability
- CDC should put in place a robust S.106 regime
- The capacity of the site should be guided by the consultation responses received by landowners
- Difficult plots (say due to contamination) will require gap funding.
- Securing a bridge over the railway will be difficult and would require agreement with Network Rail
- The densities proposed mean the provision of significant amounts of flatted accommodation. The demand for such units is virtually non-existent from both the private and social housing sectors
- Any scheme will need to include a budget for relocation costs and compensation and this appears not to have been addressed
- The policy must be redrafted to set out a framework that allows individual landowners to make separate planning applications on a site-by-site basis so long as they are in broad compliance with the SPD
- Delays in the redevelopment of the Cattle Market demonstrate how difficult it is to redevelop land in several ownerships
- Under the current proposals the Council will have to use CPO
- Development would lead to the loss of businesses and employment land
- Older industries may not be able to relocate to other locations
- Some areas on the site continue to attract employment investment.
- There should be early provision of employment land and premises at Banbury to cater for the loss of employment land at Canalside
- Policy should seek to support retention of existing businesses where they remain commercially viable both financially and operational
- Businesses at Canalside offer lower skilled or manual employment
- None of the issues raised in objections to the SPD have been addressed in the Core Strategy
- Refusal of planning permission for other uses that do not comply with the Core Strategy will stifle investment
- Any evidence base which considers the viability and deliverability of the site should be made publicly available
- The Council has not met legal/policy requirements, including those set out in PPS12, the requirements of the Planning and Compulsory Purchase Act 2004 and 'Sustainability Appraisal'
- There has been a lack of consultation with Stakeholders/landowners
  
- Development should be phased so car parking can be maintained all the way through any re-development proposals
- BANITLUS should assess a reduced number of dwellings at Canalside
- There is insufficient evidence to support the scheme

### **Other Comments**

Banbury United state that the proposals offer an excellent opportunity to realise its aims, and it will be able to meet the needs of all of its members and deliver aims of offering leisure/sporting benefits to the community in general.

CEMEX would like land on the eastern side of the railway line allocated for mixed use development, which they believe could form part of a wider regeneration area with Canalside.

Given the proposed development of the Banbury United Football Club site within the Canalside allocation Sport England highlight their statutory consultee status regarding planning applications affecting playing field land.

The Environment Agency state that a sequential and exception tests are being undertaken for Banbury Canalside and that they acknowledge that the Council will be completing these before pre-submission. They express concern that consultation on a Spatial Strategy has been completed before the Sequential test and Exception test is complete. They also advise that there should be a clear audit trail of evidence showing how key decisions have been taken. A Level 2 SFRA should be completed. Development should also be phased to allow effective clean up of contamination sources and pathways. Development should enhance the riverside environment and provide open space mainly focused in the areas of highest flood risk. Some clarification may be helpful about the carbon rating being required in this policy. It is not clear why Canalside has been allocated in preference to other sites.

Stage Coach support redevelopment of Banbury Canalside in the longer term. However they state that as occupiers of the site, who provide an invaluable service to the District, the impact of proposals on their operation should not be overlooked. They need to be relocated to a site within the urban area of Banbury which is not in close proximity to residents.

### **Officers Response**

Canalside is considered to be a sustainable strategic developments site due to its location and its redevelopment will lead to benefits for the town as a whole. The Council will consider carefully the impact of proposals on existing land uses and businesses. The Flood Alleviation Scheme has reduced flood risk for the site significantly but the Council will ensure any development is safe in the unlikely event of flooding.



### **Summary of responses to Banbury - Land west of Bretch Hill**

71% of respondents support the strategic housing allocation on land west of Bretch Hill Banbury.

#### **Reasons for supporting Banbury – Land west of Bretch Hill:**

- General recognition of the need for further homes and especially affordable homes for local people
- The existing farm track provides a natural physical boundary (Banbury Town Council)
- Development could revitalise the estate, provide additional open space and improve the urban fringe (Banbury Town Council)
- Traffic could be dissipated by using Stratford Road, Warwick Road, Dukes Meadow Road or roads through the estate. (Banbury Town Council)
- Development could help improve the physical and social infrastructure of the adjacent area

#### **Reasons for not supporting Banbury – Land west of Bretch Hill:**

- Development should be located in built up areas which have better transport links and local amenities
- Considerable distance to employment sites and the town centre
- Impact on local services, amenities and employment which are limited
- Several well used public rights of way which cross the site would be adversely affected, including the Banbury Fringe Circular Walk
- The site is unsuitable for development due to its landscape sensitivity (as indicated in the District Council's Landscape Sensitivity and Capacity Assessment), being open, elevated and prominent in views from the west, and due to its proximity to Grade II\* Wroxton Abbey Park, Drayton Conservation Area and listed Withycombe Farm
- Development and lighting would be visible on the skyline, having an urbanising affect in unspoilt areas and could not be screened with planting due to the potential adverse impact on the open landscape character and on Wroxton Abbey parkland
- In view of the landscape constraints there would need to be strong and compelling reasons for the site to be developed and these are not clearly identified
- Displacement and disruption to local wildlife including badgers
- Loss of high quality farmland
- Loss of Drayton's village identity (Drayton Parish Council and others).
- Increase in traffic around the existing schools threatening the safety of children
- Lack of capacity in existing schools (includes Drayton Parish Council).
- Adding 400 houses to the area will only compound problems of deprivation, not address them
- Development of this size could not make a meaningful contribution to the urban fabric and social community of the adjacent area due to regulations on developer contributions, and opportunities to secure funding would be reduced by the need to negotiate with third parties to secure access rights
- Increased volume of traffic on A422, Ruscote Avenue, Warwick Road and within Bretch Hill with limited scope to address these issues as recognised in BANITLUS (includes Drayton Parish Council)

#### **Other Comments**

One respondent living adjacent to the site asks what compensation will be given to those whose houses will be devalued by the proposed development.

One respondent questioned the need for affordable housing in this area and queries what research has been done on other ways to address the issue.

One respondent queries the impact on local infrastructure including traffic, noise, pollution, water, electricity, gas, together with the environmental impact.

One respondent considers it insulting for the Council to suggest development will be a cure for social problems in the area.

Oxfordshire County Council considers some parts of the site are located too far away from the existing Bretch Hill Premium bus route and indicates that the possibility of extending/re-routing bus services needs to be explored further.

### **Officers Response**

Land west of Bretch Hill was proposed as a strategic allocation primarily because of the potential community benefits the development could deliver. The Draft Core Strategy acknowledged that landscape sensitivity would make accommodating development on the site challenging, Issues such as landscape impact, ecological constraints, transport and access, existing school capacity, on-site facilities required, and integrating development with, and the likely benefits to the existing community will continue to be investigated and reviewed and will be reflected in more detailed policy requirements being contained in the Proposed Submission Local Plan .

### **Summary of responses to Banbury - Land at Bankside (phase 2)**

70% of respondents do not support the strategic housing allocation at Bankside, Banbury

#### **Reasons for supporting Banbury – Land at Bankside (phase 2):**

- Recognise the need for further homes in Banbury and especially affordable housing for local people
- It is an acceptable compromise to some of the issues affecting Banbury, but only if the traffic issues on Oxford Road/South Bar and Cherwell Street are addressed

#### **Reasons for not supporting Banbury – Land at Bankside (phase 2):**

- The site is in Bodicote and not Banbury
- Spoil views
- Impact on wildlife
- Impact on existing residential properties
- Restrict access to canal walks and the open countryside
- Existing development proposals already have totally inadequate traffic provisions
- Loss of agricultural land
- It will result in the coalescence of Banbury and Bodicote
- There are no infrastructure provisions such as Ring Road/Inner Relief Road
- Create traffic problems

#### **Other Comments**

Several respondents suggest that the proposed allocation is only viable if adequate infrastructure is implemented.

One respondent suggested that the eastern edge will require substantial screening.

A developer suggested the delivery of the site is at risk because it can only come forward once the existing Bankside scheme is complete. As the existing scheme has yet to commence work on site, the delivery of BAN3 is consequently at risk.

One respondent feels that the council did not deal with the genuine concerns of many residents from both Bodicote and Bankside regarding the 1100 house development.

Another respondent suggests that in relation to the land south of Bankside, the proposed allocation is not supported by the evidence base and is poorly related to the urban area contrary to the strategic objectives for Banbury.

One respondent argues that the part of the site, closest to Oxford Road, may provide some potential for development. However, further east development on the plateau overlooking the Cherwell Valley would be unacceptable in terms of the likely impact on landscape character and views from within and from across the valley. It is considered that there is insufficient suitable land for a strategic site in this location.

One respondent argues that the proposed allocation is within the parish of Bodicote and not part of Banbury. They feel that the Council is expecting them to take on both this allocation for 400 dwellings and a share of 350 dwellings that have been allocated to the village group that Bodicote has been put in. They feel this is unfair and that the allocation of 400 dwellings in Bodicote is contrary to Policy RA1.

Bodicote Parish Council refers to point B.75 which states "Additional development in this area would enable the consolidation of new infrastructure" and questions whether the addition of more houses will make a difference as this has already been agreed with the approval of the existing Bankside extension.

One respondent suggests that it will be difficult to provide sustainable public transport to the Land at Bankside (BAN3), as a public transport route has already been agreed with the developers for the previous Bankside development.

**Officers Response**

The Landscape Sensitivity and Capacity Study 2010 – concluded that the landscape sensitivity of the site was low and that the site had high capacity to receive development. It stated that the site “...has no particular features which distinguish it from any other stretch of locally typical farmland. It would have sensitivity in relation to Bodicote if it were not for the Bankside development which will effectively join Bodicote to Banbury” (para’ 5.6.2). It also concluded that the visual sensitivity of the site is low and that low rise development could be effectively screened from the Cherwell Valley by relatively low planting due to the landform (para’ 5.6.3). A Phase 2 development would benefit from the services, facilities and infrastructure to be provided with the permitted Phase 1 development. This includes the potential extension of a town centre bus service. The concerns of residents and the sites relationship with Bodicote are noted but a phase 2 development but it is considered that a Phase 2 development on the eastern side of Oxford Road could be accommodated without unacceptable impact on Bodicote village

**Question 6:** Are there any other sites you think should be allocated as a strategic housing location within the Core Strategy?

### Summary of responses

#### General Comments

One respondent suggests using a larger site to the South of Banbury.

Another respondent commented that Bloxham has identified some areas which would be better developed than some of the proposed.

One respondent suggests the larger sites within the existing village envelope of the larger sustainable villages, thereby providing a means of security both market and affordable housing in a range of locations.

Another respondent suggests there are some sites within the bounds of Banbury that could be allocated to housing, with a change of use, for example the old Crest Hotel office building (Malt House Walk) that is falling into dereliction.

#### Specific Site Suggestions

- Old Alcan Factory Site, Banbury
- Land South of Broughton Road, Banbury
- Broughton Road, Banbury
- Wykham Lane, Banbury
- Land North of Hanwell Fields, Banbury and Land West Of Warwick Road, Banbury (in preference to Land at Bankside, Banbury)
- Land West of White Post Road and South of Banbury
- Land at Milestone Farm and Broughton Road, Banbury
- CEMEX's Site, Merton Street, Banbury
- Thames Water Land, South of Thorpe Way, Banbury
- Old Playing Field at the bottom of Hanwell Fields, Banbury
- Land at Calthorpe Street, Banbury
- Land at Middle Wretchwick Farm, SE Bicester
- South East Bicester
- Graven Hill, Bicester
- South West Bicester should be a firm allocation
- Bicester Airfield
- Land West of Webb's Way, Kidlington
- Oxford Technology Park, Kidlington
- Campsfield House, Kidlington
- RAF Upper Heyford
- Four sites in Wroxton – Field adjacent to existing village hall, Infill site opposite Old Policy House on Stratford Road, Infill site opposite Wingtree Cottage on Main Street and a paddock opposite The Chantry on Stratford Road
- Land at Gosford and Water Eaton
- Land at South Lodge, Caversfield
- Land North of Finmere

**Officers Response**

The proposed submission Local Plan only considers strategic sites; that is sites which accommodate 400 dwellings within and around Banbury and Bicester. No specific sites have been identified in the rural villages. The Local Plan will only set out a general distribution for the villages. Site specific allocations for the villages will be contained in The Neighbourhoods Development Plan Document.

The accompanying sustainability appraisal, appendix B and C explains in more detail why sites have been included in /excluded from the Local Plan.

**Question 7: Do you support the principle of reserve sites?**

	Yes	No	Total
No of Responses	112	100	212

**Summary of responses**

52% of respondents support the principle of reserve sites.

**Reasons for supporting the principle of reserve sites:**

- There is a need to allocate a diverse portfolio of suitable sites to be able to offset and manage risk of delay in delivery e.g. eco-town
- Necessary to introduce flexibility / contingency in the overall spatial strategy / to ensure a robust strategy
- To provide a spread of sites
- To meet housing targets
- Only if there is a good reason to build on these locations and not because there is pressure from vested interests
- Obviously there is a balance to be struck between releasing the sites too early while being pragmatic

**Reasons for not supporting the principle of reserve sites:**

- Vital that the focus is on the Canalside site to ensure it is fully developed / better to focus on primary sites with appropriate infrastructure
- The reserve sites are unsustainable / due to their size would lack infrastructure
- Creates uncertainty for communities / local concern / blights land / leaves door open for future development / encourages developer speculation
- Creates uncertainty for landowners and their businesses / concerned about possibility of compulsory purchase
- Would create additional traffic and congestion
- They imply an 'either/or' concept allowing limited choices
- More logical planning in the first place would preclude the need for these
- Should be firm allocations to avoid uncertainty and to enable full and proper consultation
- Banbury cannot sustain indefinite growth
- Use previously developed land first / focus on areas in need of redevelopment
- The need for further sites should be left to a subsequent review of allocations / reserve sites may hinder future flexibility
- Rural character of the district needs to be preserved
- Do not support housing growth generally
- The most suitable sites should be developed
- Just avoids allocating other sites / should identify enough land for a firm allocation elsewhere such as the south of Banbury and Graven Hill, Bicester
- Would exceed housing requirements
- Reserve sites undermine planning efforts
- Would be target driven rather than because of local evidence
- Concerned about further growth without investment in road infrastructure
- Undue reliance on North West Bicester could place the urban focus of the strategy at risk
- Whole strategy is wrong
- Just a way of adding more sites

### **Other Comments**

Bucknell Parish Council comments that only if sufficient infrastructure is provided to support the development of such sites.

One respondent comments that they support reserve sites if they do not destroy the villages around Banbury.

Several respondents including Hanwell Parish Council did not support the principle of reserve sites because of economic uncertainties with Canalside, any reserve sites could easily become strategic sites / would in effect be allocated.

Several respondents including Epwell Parish Council commented that the proposals represent further Greenfield development / would diminish the countryside & natural habitats.

Several respondents including Drayton Parish Council are concerned that it may hinder the development of more complex / Brownfield sites / encourage developers to 'hold out' for the easiest option / will be an invitation to developers.

Several respondents including Middleton Stoney Parish Council felt it was not clear on the reasons for reserve sites.

Several respondents including the Highways Agency commented that it is not clear how the reserve sites would be brought forward / how will reserve sites work if under-delivery elsewhere is due to market conditions.

### **Officers Response**

The Proposed Submission Local Plan now allows for a longer Plan period and a higher total number of homes, albeit at the same rate of delivery. In view of recent undersupply of housing, an acknowledged need to improve and maintain delivery and having reviewed the delivery projections for strategic sites such as North West Bicester, a decision was taken to take the 'reserve' sites consulted on in the Draft Core Strategy forward as full allocations (with the exception of West of Warwick Road). This decision will provide greater certainty for local communities and for developers.



**Question 8: Do you support the locations proposed for reserve strategic housing allocations?**

<b>Reserve Site Locations</b>	<b>Yes</b>	<b>No</b>	<b>Total</b>
South West Bicester	91	120	<b>211</b>
Banbury - Land west of Warwick Road	74	162	<b>236</b>
Banbury - Land north of Hanwell Fields	79	182	<b>261</b>

**Summary of responses to South West Bicester**

57% of respondents do not support the reserve strategic housing allocation at South West Bicester.

**Reasons for supporting South West Bicester:**

- The SW Bicester Phase 2 site would not have an impact on existing villages
- Most sustainable site
- No significant constraints
- Could be combined with Phase 1 coherently
- Well located to Bicester / services and facilities / phase 1 facilities / well served by public transport / good access to park & ride
- Would benefit from new strategic infrastructure
- Potential to provide another primary school, new cemetery & local centre
- Better and more deliverable than NW Bicester
- Defined boundary of perimeter road would prevent urban sprawl
- Deliverable & can come forward quickly
- Would afford a high degree of certainty
- Support increased number of dwellings
- High quality design would be facilitated by Design Codes for phase 1

**Reasons for not supporting South West Bicester:**

- Greenfield site
- In an area already prone to traffic congestion
- Precedent for further development
- Coalescence with Chesterton / impact on setting & amenity of Chesterton
- Goes against spatial strategy and will contribute to urban sprawl
- Impact on rural character / negative visual impact
- Sustainability appraisal not undertaken fairly and consistently
- Should be allocated, and not be an isolated, unused reserve site
- Part of NW Bicester should be left in reserve instead
- SE Bicester a more sustainable site / would have less impact
- Single reserve site at Bicester would not ensure a 5 year supply
- Should have same status as NW Bicester
- Allocation of NW Bicester ahead of SW is not sound, not based on robust or credible evidence
- Not achievable within plan period nor suitable compared to Graven Hill
- Relies on phase 1 which has no clear phasing plan

### **Other Comments**

The Highways Agency has reservations about this being a reserve for eco-housing, separated from the main eco-development by the A4095. South of Caversfield preferred as it is closer.

One respondent would only support the proposal with adequate infrastructure.

One respondent suggests growth is being forced on Banbury.

### **Officers Response**

This site was identified as a Reserve Site in the Draft Core Strategy. The Proposed Submission Local Plan now allows for a longer Plan period and a higher total number of homes, albeit at the same rate of delivery. In view of recent undersupply of housing, an acknowledged need to improve and maintain delivery and having reviewed the delivery projections for strategic sites such as North West Bicester, a decision has been taken to make the

South West Bicester Phase 2 site a full allocation. This decision will provide greater certainty for local communities and for developers.

The main South West Bicester (Kingsmere) urban extension is under construction. The new perimeter road has been constructed, other road infrastructure is being provided and homes are being built. The proposed Phase 2 development relates to an area of remaining farmland on the 'inside' of the perimeter road that was originally identified by the Council for formal sports pitches but which are now being provided within the main Phase 1 development. Phase 1 will also provide new primary and secondary schools, public open space, health facilities, employment land, a hotel and other local facilities. A Phase 2 development offers the opportunity to make effective use of land within the boundary of the perimeter road without further encroachment into the countryside.

There is also an opportunity for the provision of a community woodland between the new built-up edge of Bicester and Chesterton village. The Phase 2 site is relatively unconstrained with low landscape sensitivity and relatively low ecological value. Further development presents the opportunity for the provision of new homes, services and facilities to be integrated with the Phase 1 development and as a continuation of ongoing development. The new perimeter road will assist in the flow of traffic in this part of Bicester and the County Council as Highway Authority has in principle agreed connection of a Phase 2 development to that road. Further development also presents the opportunity to extend Phase 1 public transport services, including to Bicester Town Railway Station.

### **Summary of responses to Banbury - Land West of Warwick Road**

68% of respondents do not support the reserve strategic housing allocation at Land West of Warwick Road.

#### **Reasons for supporting Banbury – Land west of Warwick Road:**

- Area already built-up / facilities in place
- Lesser quality agricultural land than west of Bretch Hill
- Immediate access to footpath/cycleway network
- Good access to northern employment areas
- Benefits from greater frequency bus services linking to employment areas & town centre
- Opportunity to provide a small local centre
- Will be needed as an allocated site because of reservations about the capacity of Canalside and the deliverability of Bankside within the plan period

#### **Reasons for not supporting Banbury – Land West of Warwick Road:**

- Site is inherently unsustainable and would offer little infrastructure
- Impact on Drayton village / Drayton Lodge
- Negative impact on the setting and character of Drayton Conservation Area
- Impact on wildlife
- Intrusion on rural area and environment of village
- Goes against spatial strategy and the focus on larger villages
- Development would breach the rim of the 'Banbury bowl' / be prominent in long distance views / views from public rights of way
- Landscape sensitivity and capacity study says the site has low capacity for development
- Topographical constraints
- Proximity to Neithrop Fields Cutting geological SSSI
- Proximity to medieval village & abbey parkland
- Greenfield land
- Principle of development is unacceptable
- Impact on Hanwell Community Observatory / light pollution
- Drayton and Hanwell have no facilities
- Considerable distance to employment areas / town centre / key destinations / services and facilities
- Poor accessibility to Hanwell Fields facilities / across main road / not safe
- Additional traffic / increased traffic to town / poor bus service
- Core Strategy does not reflect the results of BANITLUS
- Should be prioritised above land west of Bretch Hill
- Due to constraints of Canalside and doubts over deliverability of Bankside, both Warwick Rd and West of Bretch Hill will be needed
- Impact on Hanwell village
- Better options to the south of Banbury
- Site would not have defined boundaries
- Breaches the boundary defined by Warwick Road
- Would be ribbon development / poor integration with town
- Impact on residential amenity
- Sustainability appraisal not undertaken in a fair and consistent manner
- Site too small / would result in inappropriately high density & no open space
- Insufficient capacity to be a reserve site & uncertainty about timing
- Would in effect be allocated / would be an 'open-door' for developers

- Identification as a reserve site creates uncertainty
- Objection to centrally imposed housing targets
- Reduces land availability for local food production
- Additional CO<sub>2</sub> emissions / pollution
- Would reduce the business opportunities for Drayton Leisure Golf Centre
- Stray golf balls and floodlights from adjoining driving range would cause a nuisance / affect residential amenity
- Incompatibility with golf / camping / entertainment activities at Drayton Leisure Golf Centre
- Recent developments need time to settle down
- Southern end of site includes an old landfill
- Blight to farming business
- Would be affected by light pollution from North Oxfordshire Academy

### **Other Comments**

The Highways Authority supports the locations of the reserve sites in Banbury.

The Environment Agency comment that any proposal will need to have regard to the historic landfill on the site in the Drayton Railway cuttings, and suggest including key criteria for development within this policy.

Several respondents including Hanwell Parish Council argue that it would contribute to urban sprawl and have an urbanising impact on countryside, landscape and rural area.

Oxfordshire County Council comments that it will be difficult to provide a sustainable bus service.

Several respondents including Hanwell Parish Council comment that it would result in coalescence / would erode the gap between Banbury and neighbouring villages.

Several respondents including Bodicote Parish Council suggest the site should be a firm allocation.

### **Officers Response**

The Proposed Submission Local Plan does not propose Reserve Sites and the proposed Reserve allocation at West of Warwick Road is no longer included.

### **Summary of responses to Banbury - Land north of Hanwell Fields**

70% of respondents do not support the reserve strategic housing allocation at land north of Hanwell Fields.

#### **Reasons for supporting Banbury – Land north of Hanwell Fields:**

- Ideal place for development as spine road & facilities are already in place in the existing development
- Area is already built up
- Capacity for 400-440 homes
- Space for a secondary school
- Part-owned & controlled by a house builder
- Landowners wish to bring site forward
- Restrictive covenants can be secured to provide long-term certainty for the open-setting between the site and Hanwell in the context of policies to protect the landscape

#### **Reasons for not supporting Banbury – Land north of Hanwell Fields:**

- Greenfield site
- Offers little new infrastructure / little scope for mixed use development / open space
- Drayton and Hanwell have no facilities / Hanwell school oversubscribed
- Impact on enjoyment of countryside / informal recreation / views from public rights of way
- Impact on rural quality of life / tranquillity
- Impact on Hanwell village / identity of village
- Proximity to Neithrop Fields Cutting geological SSSI
- Negative impact on Hanwell Conservation Area & Listed Buildings
- Encroachment into open countryside / Urban sprawl / ribbon development
- Council previously promised no further development in this direction
- spine road is a 'natural' boundary for the town
- Landscape Sensitivity & Capacity Study says low capacity for development
- Impact on setting of Banbury / breaching the edge of the 'Banbury Bowl'
- Poor accessibility to Banbury's services & facilities
- Increased traffic / through traffic through Hanwell / along spine road / to town centre / roads unsuitable
- Noise
- Pollution / additional CO<sub>2</sub> emissions
- Vulnerable to crime & disorder from the town
- Impact on residential amenity
- Too far from Banbury Town Centre / employment areas / key destinations
- Hanwell Fields needs time to properly establish a community
- Previously refused permission / no change in circumstances
- Area already built-up
- Should focus on regenerating other areas instead
- Better options to the south of Banbury
- Better to focus on one large site
- Impact on natural drainage
- Core Strategy does not reflect the results of BANITLUS
- Contrary to spatial strategy focusing on larger villages
- Sustainability appraisal not undertaken in a fair & consistent manner
- Would in effect be allocated / an 'open-door' for developers

- Separated from other areas by busy roads / not a safe environment / would be poorly integrated
- Uncertainty about timing & capacity
- Objection to centrally imposed housing targets
- All houses in Hanwell Fields should be sold first
- National economic conditions too weak

### **Other Comments**

The Highways Authority supports the reserve allocations within Banbury.

Several respondents including Hanwell Parish Council suggest that the site is unsustainable.

Several respondents including Hanwell Parish Council comment that it will erode the small strategic gap between Banbury and Hanwell, cause coalescence and should be Green Belt.

Several respondents including Hanwell Parish Council object due to impact on Hanwell Community Observatory / light pollution / impact on important community facility.

Several respondents including Hanwell Parish Council suggest it will adversely affect wildlife habitats / bat roost / environment.

Hanwell Parish Council comments that land is mostly best and most versatile agricultural land / reduces land available for local food production.

Several respondents including Hanwell Parish Council suggest it will have an urbanising effect on landscape / rural area / long distance views.

Oxfordshire County Council comments that it will be difficult to provide a sustainable bus service.

Several respondents including Hanwell Parish Council are concerned that this will set a precedent for further development / no defined boundary / creates a less defensible edge.

Several respondents including Bodicote Parish Council suggest the site should be a firm allocation.

### **Officers Response**

The Proposed Submission Local Plan now allows for a longer Plan period and a higher total number of homes, albeit at the same rate of delivery. In view of recent undersupply of housing, an acknowledged need to improve and maintain delivery and having reviewed the delivery projections for strategic sites such as North West Bicester, a decision was taken to take the 'reserve' sites consulted on in the Draft Core Strategy forward as full allocations (with the exception of West of Warwick Road). This decision will provide greater certainty for local communities and for developers.

**Question 9: Do you support the villages identified to accommodate housing in the rural areas?**

	Yes	No	Total
No of Responses	120	134	254

**Summary of responses**

52% of respondents do not support the villages identified to accommodate housing in the rural areas.

**Reasons for supporting the villages identified to accommodate housing in rural areas:**

- The revised Category A villages and the basis upon which they have been selected appears to make sense
- The larger villages should hold some housing growth
- Government guidance recommends that development in rural locations should be encouraged in the most sustainable locations. In accordance with this principle it is appropriate that the majority of housing is directed towards the more sustainable rural locations
- The villages should be allowed to grow in order to support local services. Even the smallest villages may be able to contribute to the housing in rural areas, particularly if services can be sourced nearby in larger villages

**Reasons for not supporting the villages identified to accommodate housing in rural areas:**

- Too many beautiful villages have been destroyed by inappropriate development
- Growth shouldn't just be distributed across only the more sustainable villages; some development should be moved to villages considered less sustainable. These smaller villages would then be more likely to become viable places for shops, bus services etc. and would become more sustainable
- The villages will not be small communities anymore
- No development in villages unless new homes are only built for local people as they do in Wales
- Large scale development should not be imposed on any village. Growth should occur through natural expansion
- Too much emphasis on these villages alone having to accept unwelcome expansion

**Other Comments**

One respondent commented that a blanket restriction on all housing development is unbelievably negative and runs the risk of creating, in the long term, communities where retired people outnumber those of working age with children.

Another respondent said they find the mixing of category A and Category B villages between the allocations in RA2 to be confusing and that it potentially undermines the role of the settlement categorisation.

A developer commented that it is appropriate that the settlements which score most highly against the criteria should receive the largest amounts of development. The forms of development for each tier of settlement identified in Policy RA1 are largely appropriate. However, all three categories of development should also be able to accommodate development to meet local needs. This is different from the Rural Exception Sites policy

(Policy RA3) which is to provide affordable housing. A Local Needs policy is designed to meet needs identified by a parish, be they market or affordable housing, or other development such as employment or community facilities. The key criterion is that any development must be supported by the local community and genuinely needed.

One respondent commented that it is difficult to see how the types of development specified for Category A villages in Policy RA1 could bring forward the amounts of development in the four largest (Adderbury, Bodicote, Bloxham and Deddington) as set out in RA2, if 'minor development' is interpreted as 'fewer than 10 dwellings', a common definition used across England, and as set out formally in the Town and Country Planning (General Development Procedure) Order 1995. It is most unlikely that there will be enough available, suitable and deliverable separate sites to bring forward these numbers.

### **Specific Comments about individual villages**

One respondent commented that Adderbury is a sustainable location given its services and proximity to Banbury along with public transport services. It is correctly identified as a Category A settlement.

Adderbury Parish Council challenges the categorisation of Adderbury as a type 'A' village. The Parish Council believe that Adderbury only complies with a few of the criteria for this categorisation.

One respondent supports the assumption that Middleton Stoney is categorised as a 'low sustainability' village.

Another respondent is concerned that Fritwell has already seen extensive development over recent years. Adding this additional burden is unreasonable when surrounding villages have not done their bit.

Another respondent commented that The Sibfords are comparatively small and relatively isolated by both distance and topography from urban centres and employment and yet have been categorised, along with the likes of Adderbury and Bloxham "as a larger and more sustainable village". This is flawed and it fails key strategic objectives on reduced dependency on the private car and sustainability.

A respondent supports the categorisation of Cropredy as a Category A village. This is one of the most sustainable villages in the northern part of the District and fulfils an important role both for its own residents and those of nearby villages.

One respondent supports the identification of Chesterton to receive some housing growth, but argues that Chesterton should be a 'Category A' village.

Another respondent argues that Finmere is a sustainable location because of its facilities and regular bus service to nearby towns. For these reasons, they believe Finmere should be a Category A village and should be allowed a larger amount of housing growth than it has been allocated.

One respondent argues that Begbroke should be included in Policy RA2 as CRAITLUS stage 2 identified it as one of the most sustainable villages in the district.

One respondent highlights the facilities in Fringford and the surrounding area, and argues that Fringford is sustainable and should be a Category A village.



**Officers Response**

New homes are directed to the most sustainable villages in the District in order to provide affordable homes, maintain services and facilities there and to limit journeys by private car. These villages will have the most and/or the greatest range of services and facilities and have a larger population. Other factors are also considered such as employment provision and environmental constraints.

**Question 10:** Do you support the housing numbers distributed to the groups of villages identified?

	Yes	No	Total
No of Responses	105	128	233

**Summary of responses**

55% of respondents do not support the housing numbers distributed to the groups of villages identified.

**Reasons for supporting the housing numbers distributed to the groups of villages identified:**

- Support the reduction in rural housing targets due to Bicester eco-town
- Support housing numbers if appropriate infrastructure is put in place
- Re-apportioning growth towards the Category A settlements is considered the most appropriate and sustainable solution to delivering new housing within the Rural Areas

**Reasons for not supporting the housing numbers distributed to the groups of villages identified:**

- Villages know they are likely to have to accept some development, but it needs to be the appropriate number and in the appropriate place for each village and not where the developers or planners think would be a good site
- Excessive in relation to existing village size
- Too many new houses to meet local needs
- The reserved sites should be used, not the villages
- Most of the villages will not be able to support such numbers - schools, facilities and transport as well as transport links
- If you are serious about protecting the identity and character of villages in Cherwell, the balance of new housing needs to move further from the villages and more into the towns
- Singling out supposedly "sustainable" villages for the lion's share of new development, while others get a much lower proportional increase, seems unbalanced and puts the identities of those supposedly sustainable villages in danger

**Other Comments**

One respondent suggests the larger villages identified should be able to meet a range of housing needs, both affordable, key worker/near market and market, and in order to do so, acceptable provision on key sites within an existing village envelope may be a better target than absolute numbers.

Another respondent supports the principles of this policy, but would urge the Council to consider the distribution of development between the villages carefully in order to achieve the best possible solution through the Site Allocations DPD process.

A respondent feels that the Draft Core Strategy provides insufficient information to enable the reader to adequately assess whether the grouping of villages is appropriate or whether the level of housing for each group is reasonable.

One respondent argues that without precise numbers of homes allocated to individual villages it is difficult to comment as there could be local issues with access or impact on immediate junctions.

Another respondent thinks it is important to look at each village independently and not to lump them altogether for assessment.

A respondent comments that whilst the level of growth to be accommodated in the grouping of the 4 North Cherwell villages amounts to 730 dwellings in total; this figure has been arbitrarily reduced below that set out in the South East Plan. It is therefore suggested that, as a minimum, the North Cherwell rural areas allocations be increased by 240 dwellings to total 970 dwellings.

One respondent argues that Cropredy has a low performance in the CRAITLUS report and should not have to sustain more than 45 houses over 26 years without serious improvement to its sewage, schools and road system.

Another respondent feels it should be made clear that numbers will be spread according to population and that Cropredy's allocation can be spread amongst the other villages in Cropredy's cluster.

One respondent argues that the identification of Hook Norton as a Category A village warrants the increased development focus at this location, in comparison to less sustainable settlements within the District.

Another respondent feels that the allocation for Kidlington is insufficient because there is a proven need for more housing.

A respondent considers that there should be more than 220 dwellings allocated to the cluster of villages that includes Arncott, Bletchingdon, Chesterton, Kidlington, Kirtlington, Middleton Stoney, Weston on the Green and Yarnton, as these are some of the most sustainable settlements in the District.

One respondent believes that Ambrosden and Launton have already undergone proportionately significant development in the last few years. An additional allocation of 180 homes between the two villages risks overwhelming each. The distribution proposed at villages such as Arncott and Chesterton also represents a significant imbalance and potential that the rural nature of each village be compromised.

### **Officers Response**

New homes are directed to the most sustainable villages in the District in order to provide affordable homes, maintain services and facilities there and to limit journeys by private car. These villages will have the most and/or the greatest range of services and facilities and have a larger population. Other factors are also considered such as employment provision and environmental constraints.

**Question 11:** Do you agree with the approach to be used to determine windfall residential properties within villages?

	Yes	No	Total
No of Responses	123	66	189

**Summary of responses**

65% of respondents support the approach being used to determine windfall residential properties within villages.

**Reasons for supporting the approach to be used to determine windfall residential properties within villages:**

- Development should not be prevented even within the smallest villages, particularly infilling and conversions

**Reasons for not supporting the approach to be used to determine windfall residential properties within villages:**

- The extra houses incurred will have an impact on infrastructure, schools, traffic, and doctor's surgery
- It spoils the character and appearance of the village - gives a clumsy out of character appearance
- All villages should be allowed windfalls
- Could create overcrowding and urbanisation
- Once again villages can be loaded with new properties built in back gardens under the present planning rules - totally destroying the village landscape

**Other Comments**

One respondent commented that it is not clear from the question what is referred to. However, they support the general proposal to allow conversions in all settlements and the development of infill sites in all Category A and Category B villages. They also support the development of sites in any settlement which are to meet identified local needs.

Another respondent supports the proposal in principle but advises that great care needs to be taken to ensure 'over development' does not occur which would create towns out of villages.

A respondent feels that insufficient detail is available to identify criteria for infill development.

Another respondent feels that infilling should not include back gardens as these should be protected green spaces.

One respondent feels the wording of the policy is too vague.

Another respondent argues that the policy is not practical. After 50 years of infilling demanded by planning authorities, most of the available space has been used up.

The Highways Agency has no objection to the approach to be used to determine windfall residential properties within villages.

One developer commented that paragraph B.143 of the Draft Core Strategy identifies that whilst no allowance has been made for windfall provision; such sites are likely to come forward. This will assist in meeting the housing requirements within the villages.

Accordingly it is proposed that the Delivery DPD may seek to phase development of allocated sites within villages so that should windfall sites come forward, some allocated sites can be deleted if no longer required. The proposed 'monitoring' approach to windfall provision will lead to uncertainty concerning the delivery of allocated sites. Sites allocated for development require significant investment and lead-in work to ensure their delivery. The proposed approach set out by the Council in Paragraph B.143 would lead to uncertainty over when sites would be required for delivery. This could have a detrimental impact upon the supply of new housing within the District.

**Officers Response**

The level of development directed to rural areas in the Proposed Submission Local Plan is less than in the Draft Core Strategy. New homes are directed to the most sustainable villages in the District in order to provide affordable homes, maintain services and facilities there and to limit journeys by private car. These villages will have the most and/or the greatest range of services and facilities and have a larger population. Other factors are also considered such as employment provision and environmental constraints. The relationship between service centre villages and 'satellite' villages has also been considered.

Under the Proposed Submission Local Plan, rural planning permissions granted as at 31 March 2011 will contribute to meeting the requirements of the rural housing distribution. The Plan's housing trajectory includes a separate allowance for new unidentified sites of less than 10 dwellings for both urban and rural areas from 1 April 2011. This allowance is for some 70 homes per year.

Further explanatory text for the policies for rural housing development is included in the Plan

**Question 12:** Do you support the policies for meeting affordable housing requirements? (Policies H4 & H5)

	Yes	No	Total
No of Responses	153	52	205

### Summary of responses

74% of respondents support the policies for meeting affordable housing requirements.

### Reasons for supporting the policy for meeting affordable housing requirements:

- There is a need for affordable housing in Cherwell
- There is a particular need in rural areas / higher % supported
- 30% affordable housing within major schemes in Banbury and Bicester is reasonable, provided viability, site circumstances and grant availability are considered
- Inclusion of flexibility via an economic viability assessment is supported / will enable housing delivery
- Proposals for Kidlington are supported

### Reasons for not supporting the policy for meeting affordable housing requirements:

- Percentages are too high / likely to be unaffordable by developers / would reduce property values
- Rural threshold is too low / due to the costs of development / would discourage sites from coming forward / would produce schemes of just 1 dwelling which many social housing providers do not want / would result in developers paying contributions instead and building expensive houses / is not adequately justified by the Affordable Housing Viability Study
- Would question whether rural areas can afford more affordable housing than urban areas
- The threshold of 1:3 is too low and unworkable. The previous threshold of 1:6 should be retained (Middleton Stoney Parish Council)
- Financial appraisals for developments of 3 or more in rural areas would be excessive and inappropriate
- Threshold in villages should be higher to prevent villages becoming 'exclusive'
- An urban threshold of 10 would lead to many small developments that would not provide affordable homes while adding to transport, social, environmental and economic infrastructure pressures (Bicester Town Council)
- Should be a 35% requirement across the district
- Not clear why the requirement for Banbury (30%) is lower than for other areas and why it should vary
- Need more affordable housing in Banbury
- Too much focus on just two areas
- 30% target for Banbury is inflexible and will not help promote development on strategic allocations such as Banbury Canalside. The policy should reflect the additional costs of developing that site
- Affordable housing should be allocated to all / smaller villages
- 'Get out' clauses are too generous. Need to ensure that the requirements are not circumvented (Kidlington Parish Council)
- Should be a return to Council Housing, not expensive semi-private alternatives
- Need more rented housing and not more to buy
- Could result in anti-social behaviour in peaceful neighbourhoods

- Would generate extra traffic, noise and light pollution
- Brownfield sites should be considered
- Needs to be sufficient flexibility built into the policy / needs to be clear that financial assessments will play an important role in assessing mix and tenure
- Policy needs an expressly stated cascade mechanism which, in the absence of RSL take-up, enables off-site contributions or the selling of houses at an agreed discount on a low cost covenant that states that the house can only be sold for an agreed discounted percentage in perpetuity
- Requirement for a financial contribution for part requirement of an affordable home is unreasonable and complex. Provision should reasonably be made to the nearest rounded figure
- Policy is over-detailed / social rented & intermediate housing split should be based on an up-to-date housing needs assessment
- Would distort the housing market, lead to poor quality housing and social inequalities
- Affordable housing would be taken-up by non-resident landlords and allowed to deteriorate
- Policy should be related to bedroom numbers to create larger social homes

### **Other Comments**

Cotswold Conservation Board suggests a more ambitious target for rural areas should be set, noting the results of the viability study.

Kidlington Parish Council supports a higher affordable housing requirement.

One respondent suggests percentages should be minimum requirements.

Homes and Communities Agency suggests the target of 3,300 homes should be a minimum amount as the [since revoked] South East Plan indicates that 4,130 should be provided.

The Homes and Communities Agency will review the funding position following 'open book' financial analysis in line with the Local Investment Plan.

One respondent comments that the policy needs to state that the full provision of affordable housing is expected unless demonstrated and validated that a scheme would not be economically viable.

One respondent argues buy and rent schemes are expensive and suggest a need for Council housing.

One respondent feels the proposals will make little overall difference.

Several respondents including Sibford Ferris and Sibford Gower Parish Councils suggest priority should be given to those with local connections.

One respondent comments that the location of affordable housing needs to consider living costs.

One respondent feels that available housing is being taken-up by people moving into the area and so the local waiting list never goes down.

Once respondent comments that local housing need should be met locally.

One respondent feels it is difficult to comment as there is a need to know what level of development there would be in each village.

Banbury Town Council comments that the district and Banbury need more affordable housing, both social rented and shared ownership.

Banbury Town Council suggests each site should be optimised and developers should not be able to duck under the threshold.

Kidlington Parish Council supports the wording of the approach to stop developers in Kidlington ducking under the threshold.

Homes and Community Agency comments that the expectation that the requirements will be met without Social Housing Grant is supported.

Homes and Communities Agency supports an 'open-book' financial analysis approach for potentially unviable schemes.

Bicester Town Council supports a requirement for 30% affordable housing and the distribution suggested.

Kidlington Parish Council comments that the increase from 30% to 35% for Kidlington reflects the different needs of the south of the district and the impact of Oxford.

Several respondents including Hanwell Parish Council feel that the Council should aim for a higher percentage, e.g. 40%.

Bicester Town Council comments that an urban threshold of 10 would lead to many small developments that would not provide affordable homes while adding to transport, social, environmental and economic infrastructure pressures.

Several respondents including the Highways Agency comment that there should be a higher percentage in the towns rather than less sustainable locations for transportation / environmental reasons.

Blackthorn Parish Council comments that rural areas should not have the highest proportion as they have less facilities and employment opportunities.

Bloxham Parish Council comments that urban people should not be provided with affordable housing in rural areas at the expense of rural applicants.

Bucknell Parish Council suggests there is a need to take into account existing infrastructure and services. Housing standards should not be compromised.

Kidlington Parish Council suggests the threshold for Kidlington should be lowered.

Hanwell Parish Council suggests a high proportion should remain permanently affordable.

### **Officers Response**

The changes to national policy means the council is no longer required to establish an affordable housing target, therefore policy H4 in the Draft Core Strategy 2010 has been removed. The proposed submission Local Plan now contains policy BSC3: Affordable Housing.



### *Housing Need*

This policy is required to deliver affordable housing to address affordable housing need in the district. Emerging findings from an updated draft Strategic Housing Market Assessment 2012 (SHMA) suggests a need for 831 affordable homes per year (comprising the number of people who cannot afford to buy an entry level property). There is a need to provide predominantly social rented housing for those in most need but also 'intermediate' housing (e.g. shared ownership or subsidised rent) for those whose needs are less acute but who cannot afford market prices or rents without assistance.

The policy expects 70% of affordable housing to be social /affordable rented and 30% to be intermediate housing. It is considered that a 70% social rented / 30% intermediate split represents a reasonable balance between the SHMA and Local Housing Needs Estimates reports and the need to meet acute housing need whilst providing opportunities for those in less acute need to 'staircase' into home ownership.

### *Percentage Requirements*

The Affordable Housing Viability Study AHVS 2010 and emerging findings from the updated draft AHVS 2012, provides evidence that the 30% (Banbury and Bicester) and 35% (remaining areas) requirements stated in the policy are achievable without social housing grant / funding.

The analysis of residual values in the 2010 study led to the suggestion of three main options on affordable housing percentages:

1. Retain the current policy target of 30%. The study concluded that this would provide continuity, would be deliverable in most locations, but would be too low for much of the district.
2. Introduce a split target which seeks a higher level of affordable housing in the high value area(s) of the district. It was concluded that a 30% target for Bicester and Banbury was appropriate with a 35% target elsewhere.
3. A target for Bicester and Banbury of 30%, a target of 35% for Bicester Eastern Hinterland, Kidlington, and Banbury and Kidlington Rural Hinterlands, and a target of 40% for the Rural Heart and Bicester Western Hinterland.

At these levels the Affordable Housing Viability Study demonstrates that the delivery of affordable housing is viable with internal cross-subsidy generated from the sale of market housing on the same development and a no grant / public funding assumption. It is considered that option 2 remains the most appropriate option, as it is considered to be the most clearly understandable and workable approach.

There is concern that a split across rural areas could lead to overly complicated application negotiations about localised differences in land values within rural areas. It is also considered that a 35% requirement in the Rural Heart and Bicester Western Hinterlands would have a relatively small effect on the delivery of affordable housing which would be outweighed by the benefits of a simpler policy approach.

As the spatial strategy focuses major growth on Bicester and Banbury, the lower percentage requirement for the towns will still result in the majority of affordable housing being provided in sustainable urban locations while ensuring an appropriate level of provision in the less well served rural areas.

### *Individual Site Viability*

There will inevitably be sites that will not be able to deliver the required percentage of affordable housing (for example, due to abnormal costs). The Council has purchased a financial toolkit to enable economic viability assessments to be undertaken in these circumstances. This requires an 'open-book' approach so that land and development costs can be fed into the toolkit. The policy provides scope for negotiation where there is credible evidence of viability issues. It is proposed to amend the policy to allow for external viability assessment where agreed with the Council and paid for by the site promoter, and to include in the supporting text reference to the possibility of a cascade mechanism being included in legal agreements where necessary to potentially enable the secured form and/or quantum of affordable housing to be varied. This approach would provide the required flexibility in genuine economic circumstances but robustness in seeking to meet the objective of the policy.

The policy requirement for an equivalent financial contribution for part of a dwelling is justified economically by the viability study. It is not considered to be overly complicated and it will produce sums for the delivery of affordable housing that otherwise would not be realised. This approach is considered to be more proportionate to the costs of development than a 'rounding' approach.

### *Qualifying Threshold for Rural Areas*

The council's evidence base suggests the threshold of 3 or more dwellings (gross) in rural areas is considered to be justified. Delivering more affordable housing in villages will help address these issues.

It is considered that a threshold of 3 dwellings represents an appropriate balance between meeting the needs of rural communities, the need to ensure the delivery of affordable homes on site wherever it is reasonable to do so, the significance of small site to housing supply in rural areas, the need to maintain housing delivery, ensuring effective and efficient use of land, and the practicalities/resourcing for undertaking economic viability assessments. The Affordable Housing Viability Study (2010) highlights the following:

- small sites make an important contribution to supply
- rural areas are generally stronger in terms of residual values than the urban centres
- a development industry workshop undertaken for the study did not conclude that small sites are systematically more or less viable to develop than larger sites
- from a housing management perspective, no in-principle objections from housing associations to the on-site provision of affordable housing on small sites
- there is not a strong viability case against a reduced threshold – even down to zero – across the authority.

### *Qualifying Threshold for Urban Areas*

The threshold of 10 or more dwellings (gross) in urban areas (Banbury, Bicester and Kidlington) is considered to be justified.

Proportionately, smaller sites make much less of a contribution to overall housing supply in urban areas, than in rural areas. Lowering the threshold from 15 to 10 in urban areas will help deliver additional affordable housing while acknowledging that there will be more opportunities than in rural areas for delivering affordable homes on larger sites including urban extensions. It is not proposed to lower the threshold below 10 dwellings in the interests of optimising efficient and effective use of previously developed land for housing.

A good supply of unidentified windfalls on brownfield land, in sustainable urban locations will help control the pressure for development on greenfield land.

*Providing Homes in Rural Areas For People with A Local Connection*

The allocation of homes to individuals in need is not a planning issue. However, The Council's Housing Services 'Allocation Scheme' July 2009 (to be reviewed this year) includes a rural lettings scheme which in the interests of meeting the needs of the rural communities in which housing is being developed, as well as those in highest need district-wide, states that upon the initial letting of properties on new social housing developments which are not rural exception sites, there is a target of 50% of all lettings being allocated to qualifying applicants who have a local connection. Policy for Villages 3- Rural Exception sites is also proposed to provide rural exception sites to meet specific, identified local housing needs. On such sites, qualifying applicants with local connection have priority in all lettings.

*Distribution of Affordable Housing / Provision of Services and Facilities*

*Policy BSC3 Affordable Housing* is intended to secure affordable housing on qualifying sites wherever they arise. The strategy for housing distribution is covered elsewhere in the proposed Submission Local Plan, including BSC1: District Wide Housing Distribution, Policy for Villages 1-Village Categorisation and Policy for Villages 2 –Distributing Growth across the Rural Areas. The strategy seeks to direct development to the most sustainable locations, where new housing can be supported by services and facilities, whilst having regard to the needs of urban and rural communities.

*Integrating New Affordable Housing and Identifying Appropriate Sites*

The National Planning Policy Framework NPPF seeks to create sustainable, inclusive, mixed communities in all areas, both urban and rural. The provision of affordable housing is essential to meeting this objective and to meeting housing needs. The proposed Submission Local Plan identifies sites for major, strategic, housing development. Small sites will be identified in a subsequent Neighbourhood Development Plan Document. Sites will be identified having regard to Local Plan's housing distribution policies, land availability (giving priority to previously developed land where appropriate), environmental constraints and opportunities, highways and traffic issues and other planning considerations. The design, layout and external appearance of housing, and issues of residential amenity, are controlled through the determination of planning applications. The management of affordable housing is a matter for registered social housing providers.

**Question 13:** Do you support the Councils approach to rural exception sites? (Policy RA3)

	Yes	No	Total
No of Responses	123	39	162

### Summary of responses

76% of respondents support the Council's approach to rural exception sites.

#### Reasons for supporting the Council's approach to rural exception sites:

- Exception sites are vital if housing is to be available for local people
- Provision of affordable housing, especially in rural areas, is to be commended
- more affordable housing is needed in towns

#### Reasons for not supporting the Council's approach to rural exception sites:

- Such policies have never really worked as there is little incentive to release land. Better to plan for affordable housing on market housing sites within larger villages. A rural exception policy could remain as a 'sweep'
- No exceptions should be made
- With regard to the reference to partnership working, there is no evidence of the District Council taking any notice of comments made by Bodicote Parish Council
- Sites are either suitable, or they are not
- By destroying farmland, the council is not protecting existing employment sites
- The criteria used to define a sustainable village is questioned

#### Other Comments

English Heritage comment that regard should be given to English Heritage's guidance 'Affordable Rural Housing and the Historic Environment'.

Cotswold Conservation Board comment that it is disappointing that there is not proposal to allocate sites for 100% affordable housing in rural areas where there is an identified local need. There should be such a policy for sites in the Cotswolds AONB. Rural exceptions sites are only one mechanism for providing rural affordable housing.

Bloxham Parish Council comment that rural exception sites should not be so divorced from the village that the residents are isolated and the housing does not fit in with the existing village buildings.

Sibford Ferris and Sibford Gower Parish Councils comment that no landowner will offer such sites as long as there remains the possibility of obtaining a full commercial value under the Draft Core Strategy. The two policies are fundamentally in conflict. Might be that local housing need could be met provided [with general housing] if at least 50% of those houses come with the same controls as rural exception sites.

Several respondents feel there is insufficient information to comment.

One respondent commented that views of Parish Councils should be taken into account as there could be valid local reasons to reject.

The Highways Agency argues that while a certain level of affordable housing is required in rural areas for social reasons, a strategy which locates a higher proportion in the more sustainable locations of Banbury and Bicester is favoured.

Bucknell Parish Council comments that the policy is impractical. Safeguards to ensure that the local community benefits from exception sites are not inadequate.

Steeple Aston Parish Council argues that exception sites are vital if housing is to be available for local people. The policy of restricting residency in villages of less than 3000 population should be continued as this ensures housing may be available for the young, or old, who wish to remain but who are forced to seek accommodation elsewhere, thus disrupting continuity of families and support in their home villages.

Homes and Communities Agency supports the idea of making rural locations more affordable. They also comment that rural exception sites are important as they provide affordable housing in locations where it may have been otherwise difficult.

**Officers Response**

The council will support proposals for small scale affordable housing schemes in rural areas where they meet a specific and identified need.

The rural exception policy *Policy for Villages 3* in the proposed Submission Local Plan has been updated since the Draft Core Strategy 2010 to take into account changes to national planning policy. The NPPF ask that local planning authorities consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs- this has been incorporated into the Local Plan policy. The Council will continue to work in partnership with Oxfordshire Rural Community Council, Parish Councils, Registered Providers and other interested parties in establishing the local need and identifying suitable opportunities to meet that need.

**Question 14:** Do you support the locations proposed for strategic employment use?

<b>Strategic Employment Site Allocations</b>	<b>Yes</b>	<b>No</b>	<b>Total</b>
North West Bicester	35	120	<b>155</b>
South West Bicester	36	119	<b>155</b>
Banbury - land west of M40	52	138	<b>190</b>

**Summary of responses to North West Bicester****Reasons for supporting North West Bicester:**

- Bicester needs more employment opportunities to counteract the high level of out commuting

**Reasons for not supporting North West Bicester:**

- Greenfield site
- Need to retain as farmland (which is also a source of employment)
- The site is not served by a major railway station and is far from access to the M40; as such, it may not be as commercially attractive as other sites which have better strategic road access
- More detail is needed on the employment opportunities to be created
- Concerns over deliverability
- Contrary to the spatial strategy

**Other Comments**

An awareness of detailed understanding of existing commitments can help inform the employment provided on the North West Bicester site (i.e. the '5000 jobs' number should not be fixed). 5000 jobs on this site could undermine delivery of other employment sites in the town.

Concerns over who the jobs will actually be taken up by – some may be taken by people commuting into the area, whilst some eco town residents would still need to commute to other areas (1 job per home is not sufficient). The development would not therefore be self sufficient.

Oxfordshire County Council supports employment development at Bicester to increase the opportunities for containment by increasing the diversity in the type of employment offered and by providing opportunities to access employment by public transport, walking and cycling. They add that the success of the North West Bicester site as an exemplar eco-extension to Bicester relies heavily on the provision of attractive, reliable and frequent sustainable public transport to key employment sites outside of NW Bicester and to Bicester town centre and rail stations.

**Officers Response**

Since the Draft Core Strategy was consulted on in 2010, the National Planning Policy Framework has been published which places significant weight on the delivery of the economic growth through the planning system.

As well as an updated Employment Land Review, the Council commissioned additional evidence (the Economic Analysis Study) to explore the key economic sectors and drivers of competitiveness in the district, to inform the Proposed Submission Local Plan. A Bicester Masterplan SPD was also commissioned to provide a clear spatial vision for the town including securing a stronger economy. The provision of significant employment land at North West Bicester is a key part of this development strategy for Bicester. The delivery of this site, together with additional employment land at Bicester in the form of new strategic sites tested through the Sustainability Appraisal process, will assist in growing Bicester's economy, reducing out commuting and increasing self containment. Since the Draft Core Strategy was published, work has been undertaken on preparing an Economic Strategy for the North West Bicester development specifically providing more detail on the employment opportunities to be created.

## Summary of responses to South West Bicester

### Reasons for supporting South West Bicester:

- Well related to existing commercial/retail sites which are popular and well utilised. Opportunity for linkages with these developed sites, therefore minimising future greenfield incursion

### Reasons for not supporting South West Bicester:

- Adverse traffic impacts
- Dependent on highways improvements particularly improvements to M40 Junction 9
- No detail on the deliverability
- Other mixed use strategic sites can better meet the short term need for employment provision by phasing development so that employment is provided early on

### Other Comments

The Highways Agency reserves judgement until the BicITLUS transport model can demonstrate that this is the most appropriate strategic employment site. They reiterate the importance of the Council continuing to work with the Highways Agency in order to secure its delivery.

Oxfordshire County Council comments that they support employment development at Bicester to increase the opportunities for containment by increasing the diversity in the type of employment offered and by providing opportunities to access employment by public transport, walking and cycling. They add that there is an agreement with the developers for South West Bicester (BIC2) to provide a bus service to this site. The fact that it is located adjacent to the strategic A41 corridor makes this site relatively easy to serve by public transport. Finally, they comment that although this site is referred to as South West Bicester in the Draft Core Strategy, it is more commonly referred to as South East Bicester (as it is south east of the A41) or Bicester Business Park.

### Officers Response

For clarity, the employment land referred to as 'South West Bicester' in the Draft Core Strategy has been renamed as 'Bicester Business Park' in the Proposed Submission Local Plan. Since the Draft Core Strategy was consulted on in 2010, the planning application for a business park on the 'Bicester Business Park' site has been granted, and Phase 1 of the required improvement works to Junction 9 of the M40 has been completed. In the context of this extant planning permission, the site is proposed to be allocated in the Proposed Submission Local Plan (as it was in the Non Statutory Cherwell Local Plan).

The district's Landscape Sensitivity and Capacity Assessment (2010) identified that the site has a high capacity in landscape terms to accept development, but that the site would be more suited to employment use than residential development (due to residential amenity issues arising from the nearby sewage works, and road noise from the adjoining A41). The site is in close proximity to the mixed use development known as Kingsmere (where development has already commenced), to nearby retail locations, and to Bicester Town Centre, so there are clear opportunities to link to existing development, whilst the representation from the County Council highlights the potential for creating public transport links to the site.



## Summary of responses to Banbury - Land west of M40

### Reasons for supporting Banbury – Land West of M40:

- Support for the site conditional on allowing for direct motorway access and limiting visual impact through low level and landscaped development

### Reasons for not supporting Banbury – Land West of M40:

- Greenfield site
- The land is important for other purposes including recreation and would be better allocated for Banbury United Football Club
- Distant from the strategic housing allocations (Oxfordshire County Council)
- The site is within the flood plain (Environment Agency and others)
- Adverse traffic impacts
- Potential for adverse noise impacts (on the nearby residential areas)
- Concern for wildlife

### Other Comments

Questions over the relationship with the South East bypass road (Banbury Town Council and others including the Banbury Civic Society).

Oxfordshire County Council comment that the Banbury site BAN6 has not yet been tested in the transport model. Work will be completed by June 2010. However, the distance between the strategic employment site (BAN6) and the strategic housing site at BAN2 is of concern as the existing public transport, pedestrian and cycling infrastructure does not facilitate movement between these two sites. Mitigation of this issue will be required.

The County Council also comment that this site appears to take land which could be safeguarded for the South East Relief Road. If the development proceeds without safeguarding land, the options for delivering this road will be severely curtailed.

The Environment Agency highlights flooding on the site and recommends that criteria for development are added to the policy. The site will also require a Level 2 SFRA and sequential and exceptions tests to be demonstrated, in order to provide a robust evidence base for this allocation.

### Officers Response

This site is taken forward as a proposed allocation in the Proposed Submission Local Plan. The boundary of the proposed allocation has been extended further southwards (compared to the extent consulted on in the Draft Core Strategy) to reflect new active developer interest in developing a larger site in its entirety. Planning permission has been granted, and implemented, for a B2/B8 development on the northern most part of the site, whilst the Council has resolved to grant planning permission for employment generating development on the remainder of the proposed allocation site. The strategic road network and local distributor routes can be readily accessed from this area and can be done so avoiding lorry movements through residential areas. Although an edge of town site, it is within walking distance of the town centre and bus and railway stations. Development of this site provides an opportunity for high visibility economic investment (given its highly prominent location adjoining the M40 and close to Junction 11), the remediation of land that is potentially contaminated, and the bringing into effective use land that would otherwise be unsuitable for residential purposes due to the impacts of neighbouring land uses. The Council's Landscape Sensitivity and Capacity Study (2010) identified that in landscape terms the site has a high capacity to accept development. The policy in the Proposed Submission Local Plan also seeks to reserve land for a new road connection to

act as a relief road that enables traffic to bypass the town centre, should this be required towards the end of the plan period (as highlighted in the representation from Oxfordshire County Council). The flood risk on the site has been assessed in a Level 2 Strategic Flood Risk Assessment, and recommendations from the SFRA have been reflected in criteria now incorporated into the policy. During the consideration of the current planning application, the Environment Agency raised no objections to the planning application.

### **General Comments**

A policy is needed not only to allocate employment sites but to support the extension of existing employment sites (this would reduce the need to allocate significant numbers of new sites).

Consideration needed of the regeneration of current employment sites (which could also reduce the need to allocate strategic greenfield sites).

Oxfordshire County Council supports the strategy of locating most housing and employment growth in the main towns to enhance opportunities for sustainable travel, and to enable delivery of identified transport infrastructure. They also support mixed land use areas where housing and employment are collocated, so that the need to travel is reduced.

Another respondent criticised locating housing on one side of town and employment on the other, as this will increase congestion.

All employment sites should be near to train stations and should maximise opportunities for public transport, walking and cycling (Oxfordshire County Council).

Maximum parking standards are required for commercial developments to deter private car use and so alleviate adverse transport impacts (Highways Agency).

Concerns over infrastructure provision and deliverability of sites in general.

A mix of employment uses should be encouraged on allocated sites (B1, B2 and B8). Conversely another respondent commented that allocations need to be clear on the specific end use, so that impacts such as traffic can be fully evaluated and planned for.

There is a need to consider employment sites in other areas, not just Banbury and Bicester, in particular Kidlington (and Green Belt Review). Opportunities for rural employment need to be explored including small workshop premises for cottage industries.

Concerns that Bicester cannot attract 'high tech' types of businesses, given the competition created by the Oxford Science Park (Caversfield Parish Council).

Allocating sites is not enough – a proactive policy is required to encourage employers (to Bicester in particular).

Again, in relation to Bicester, Oxfordshire County Council states that the Draft Core Strategy needs to promote Bicester more strongly as a new location for educational, scientific and technological sectors and meeting the needs of clusters. This also applies to the section on the spatial strategy (A27) and on economic objectives (A31).

Some new sites were suggested in the comments against this question (in place of or as well as against Question 15):

- Alcan, Banbury
- Southam Road, Banbury (possibly the same as above, but no details given)
- Howes Lane, Bicester
- South East Bicester
- Expansion of Banbury Business Park (Adderbury)

### **Officers Response**

Following the publication of the Draft Core Strategy, an update to the Council's 2006 Employment Land Review was commissioned, together with a separate detailed Economic Analysis Study, to inform the economic policies now contained within the Proposed Submission Local Plan. The Plan has been restructured since the publication of the Draft Core Strategy to have a stronger focus on delivering sustainable economic growth for the district, in accordance with the National Planning Policy Framework. Consequently more detail has been added to the policy on Employment Development, there is an additional focus on tourism, and on securing improved transport connections to support more sustainable locations for economic growth. A small scale local Green Belt Review is allowed for in Kidlington to provide land to accommodate identified employment needs in that location. The Bicester Masterplan focuses specifically on securing a stronger employment base for the town, whilst work on the Infrastructure Delivery Plan (IDP) to support the delivery of strategic sites is also progressing with a draft IDP included in the Proposed Submission Local Plan *consultation document*.

**Question 15:** Are there any other sites we should allocate as a strategic employment site?

### **Summary of responses**

#### **General Comments**

Deliverability is a key concern - reserve strategic employment sites are needed in case the allocated sites do not come forward as expected (Cherwell M40 Investment Partnership; comment also echoed by Oxfordshire County Council).

Smaller sites are also needed to ensure there is a balance of provision of sites.

A realistic assessment of site availability and deliverability is required (the same as for housing allocations).

Focus should be on regenerating or redeveloping existing brownfield sites across the district rather than allocating strategic greenfield sites.

Allocated sites should have a broad 'employment' designation and should not favour one type of employment over another. 'Low tech' uses should not be forgotten.

Infrastructure investment is required to bring sites forward.

Need a greater understanding of the interaction between commercial property market and housing.

Allocations that have not yet come forward should also be considered (i.e. Oxford Spires Business Park, listed below).

Oxfordshire County Council made a comment against this question in relation to the Canalside site, stating that the existing Canalside site (BAN1) is very accessible by public transport, and currently supports a large number of enterprises. Although it is strongly supported for housing through the transport evidence undertaken, it is not known where these businesses will relocate to and this is an important aspect of this site. The Canalside draft SPD gave insufficient attention to this issue.

#### **Specific Site Suggestions**

- North of Canal, South of M40, east of Hardwick Hill, Banbury
- 'Site D' (Options for Growth) – Thorpe Way area and land west of M40, Banbury
- SAPA, Banbury (particularly to accommodate businesses relocated from the Canalside area)
- Need to consider in more detail the future of businesses on Canalside
- North East Caversfield, Bicester
- South East Bicester/South of Langford Village/land between A4421 and the A41 or south of the A41
- Garden Centre, Bicester
- Regeneration of Murdock Road, Telford Road estates, Bicester
- Oxford Technology Park, Kidlington
- 'Additional land at Kidlington' (not specified)
- Phase 3 Oxford Spires Business Park, Kidlington remains undeveloped (and meeting need for housing land is a top priority)

### **Officers Response**

Significant additional employment land provision is proposed in the Proposed Submission Local Plan compared to the Draft Core Strategy, particularly so at Kidlington where a small scale local Green Belt Review is now allowed for to accommodate identified employment needs, and where it is proposed to extend the boundary of the identified village centre. New employment sites are proposed at Bicester (Bicester Gateway, North East Bicester Business Park, mixed use developments at South West Bicester (Kingsmere) and East Bicester, and significant employment land as part of the proposed development at Graven Hill. Additional employment land is also now identified at Banbury (with the proposed extension of the Land West of M40 site) whilst as part of separate work on progressing the Canalside SPD, additional consideration has been given to the future of businesses currently located on that site. A number of the proposed strategic sites are mixed use to allow for flexibility whilst live/work units will be encouraged in locations such as Banbury Canalside. The protection of existing employment sites continues to feature in the Proposed Submission Local Plan, with new policy SLE1 setting out the detailed criteria to be considered if changes of use to existing employment sites are proposed.

**Question 16:** Do you support the locations proposed for strategic urban centre allocations?

<b>Strategic Urban Centre allocations</b>	<b>Yes</b>	<b>No</b>	<b>Total</b>
Bicester – Land at Bure Place Car Park	71	7	<b>78</b>
Banbury – Land at Bolton Road	95	7	<b>102</b>
Banbury – Land between Castle Quay Shopping Centre and Spiceball Leisure Centre	94	11	<b>106</b>

#### **Summary of responses to Bicester - land at Bure Place Car Park**

95% of respondents support the strategic urban centre allocation Bicester: land at Bure Place Car Park.

#### **Reasons for supporting Bicester – Land at Bure Place Car Park:**

- Need to build upwards
- Provision of additional facilities

#### **Reasons for not supporting Bicester – Land at Bure Place Car Park:**

- There are concerns about flooding and water capacity
- Car parking spaces in the town centre should be a major consideration
- Respondents have raised concerns about traffic and access issues`

#### **Other Comments**

Respondents have stressed that issues relating to road infrastructure need to be addressed and specified in the policies.

One respondent feels there are too many vacant shops in Bicester which have been empty for years and more shops are unnecessary.

Bicester Town Council welcomes the inclusion of the site but has raised concern about the timescale (which does not reflect the current projected completion date of late 2011). They welcome the commitments of a new bigger, modern library to replace the present one and a new civic building.

The Highways Agency support the locations proposed for strategic urban centre allocations but reiterate the necessity to include a parking policy that minimises parking spaces in sustainably located town centre locations.

Middleton Stoney Parish Council supports the proposal but comments that it is likely to become a 'drive to' destination and yet there are no proposals for road infrastructure improvements.

**Officers Response**

The Proposed Submission Local Plan contains a policy supporting both Phases 1 and 2 of the Bure Place Town Centre Redevelopment. This proposed allocation reflects the commitment to the redevelopment of Bicester Town Centre, which has long been a priority for the Council. Phase 1 of the scheme is already underway, whilst the Council will work with the County Council and other partners to deliver new civic buildings as a second stage to the development, involving new public and a library. Detailed issues raised in the representations such as traffic generation, car parking spaces and flood risk have been considered through the planning application process (planning permission has already been granted and work has commenced onsite). The Proposed Submission Core Strategy reflects the most up to date timetable for the implementation of the redevelopment project (2013).

### **Summary of responses to Banbury - land at Bolton Road**

93% of respondents support the strategic urban centre allocation Banbury: land at Bolton Road.

#### **Reasons for supporting Banbury – Land at Bolton Road:**

- Sustainable, Brownfield site located in the town centre
- Opportunity to secure a wide range of uses in a highly accessible location

#### **Reasons for not supporting Banbury – Land at Bolton Road:**

- Parking should be retained – valuable parking asset
- Concerns have been raised that council tax is high and money should not be spent on unnecessary projects
- Traffic and access issues are raised

#### **Other Comments**

One respondent suggests that minor development through re-using derelict buildings is considered the best approach.

CPRE note that the provision of retail/mixed use land at Bolton Road in Banbury could help to repair a *frayed edge* within the conservation area.

Banbury Town Council believes the Bolton Road Area is suitable for town centre expansion. They comment that the area needs enhancement, but the number of alleyways could link well with the old town and the recently pedestrianised Parsons Street.

Banbury Town Council stress that car parking provision needs to be included at this site and also feel it is a good site for a town centre supermarket, which the town currently lacks.

The Highways Agency support the locations proposed for strategic urban centre allocations but reiterate the necessity to include a parking policy that minimises parking spaces in sustainably located town centre locations.

One developer supports the allocation of the site. The site provides a significant Brownfield opportunity to secure a range of uses in a highly accessible location site and it would contribute towards increased floorspace requirements. They support the initial approach outlined in paragraph B.92 but ask for reference to be made to include *leisure uses* on the site (to reflect Gala Bingo). They stress the need for high quality design given it's location in the setting of the conservation area and various listed buildings.

One respondent comments that a multiplex cinema should have been built in Banbury 10 years ago.

It has been suggested that rejuvenating and upgrading the existing areas in Banbury TC is the best approach. The existing buildings are pleasant but have been neglected. Parson Street has been given as an example of going through a successful 'facelift' and it is suggested the rest of the town follows.

Banbury Civic Society are concerned that the allocation of Land at Bolton Road will result in 'clone shops' being situated there. Development at Bolton Road should be of appropriate scale, massing and layout to complement and respond to the historic medieval burgage plots on the southern side of the site and the variety of alleys and back buildings. Conservation principles should be key to the policy to preserve and enhance the historic



setting by listed and locally-listed buildings and the conservation area. The ideal place for 'clone retail' would be best placed at Calthorpe Street / Marlborough Road, as this would encourage footfall back to the town's core.

One respondent comments that Bolton Road lies within the existing defined Town Centre Shopping Area and it is therefore important that any development is properly integrated with the established retail core and does not undermine efforts to protect and enhance its vitality and viability.

One respondent has queried whether the existing multi-storey car park would remain?

Several respondents suggest that car parking should be a major consideration.

### **Officers Response**

The Council's retail studies have identified Bolton Road as being a key site for providing much needed additional retail floorspace in Banbury adjacent to the existing shopping centre. The Council acknowledges that a comprehensive approach is required for the site and is looking to produce a masterplan as part of a Supplementary Planning Document SPD that will inform any future proposals for that area. The SPD will require that any potential issues be addressed including: impact to designated and non-designated heritage assets in the vicinity; parking provision etc.

### **Summary of responses to Banbury - land between Castle Quay Shopping Centre and Spiceball Leisure Centre**

89% of respondents support the strategic urban centre allocation Banbury: land between Castle Quay Shopping Centre and Spiceball Leisure Centre.

### **Reasons for supporting Banbury – Land between Castle Quay Shopping Centre and Spiceball Leisure Centre:**

- Will provide an opportunity for an improved and larger performance/theatre venue as part of a redeveloped of the Mill Arts Centre complex
- A multiplex cinema should have been built in Banbury 10 years ago

### **Reasons for not supporting Banbury – Land between Castle Quay Shopping Centre and Spiceball Leisure Centre:**

- Concerns about flooding
- The area by the library is underused
- Encroaching on green areas at Spiceball
- Traffic and access concerns are raised
- Area by the existing library is under utilised, so no need to encroach on green space

### **Other Comments**

One respondent suggests that rejuvenating and upgrading the existing areas in Banbury TC is the best approach. The existing buildings are pleasant but have been neglected.

Banbury Civic Society are concerned that the removal of the Library to the Cultural Quarter will hasten the decline of the old town, unless mitigated by other policies and exciting development on the current Calthorpe Street and Marlborough Road car park sites. Retention of the historic parts of The Mill in their entirety is considered essential to successful or desirable development within the Cultural Quarter.

One respondent comments that Banbury does not need more tax funded 'culture'. The focus should be on new small businesses to fuel growth and new opportunities-which is considered difficult at present.

One respondent is concerned that St Mary's, Banbury, has not been included into plans in relation to the Cultural Quarter which is very odd given its large size and lively Arts programme.

One respondent suggests only premises above past flood levels should be considered and that there is no need for more shops as so many are vacant; they also doubt whether more offices are required.

The Highways Agency support the locations proposed for strategic urban centre allocations but reiterate the necessity to include a parking policy that minimises parking spaces in sustainably located town centre locations.

One developer suggests that the allocation should be expanded to include the North Canal car park. It provides an opportunity for parking to support the development of the quarter and also has the potential for redevelopment (subject to the appropriate re-provision of parking).

One respondent suggests the range of uses for the "Cultural Quarter" should be expanded to include uses that are complementary to the anticipated cultural uses and the established town centre uses. Examples include hotel and leisure uses.

Banbury Town Council supports the Cultural Quarter. The Town needs a site for a new library and facilities such as a theatre/cinema, and an art gallery and other commercial development are also favoured. The site will need to include car parking, probably on the ground floor with building above to prevent damage to buildings during any possible flooding.

The Environment Agency expresses concern that the site is within the floodplain of the river Cherwell. They recommend that this is highlighted in the Core Strategy, and criteria for development are added to the policy. This site will also require a Level 2 SFRA and a Sequential and Exceptions test to be demonstrated, in order to provide a robust evidence base for this allocation in the Core Strategy, and to be consistent with the national planning policy PPS25. EA also make reference to their comments made to the Canalside allocation which also apply to this site.

The 'cultural centre' does not appear to be an accurate description for the site (historically or geographically). Banbury is recognised worldwide by the Banbury Cross - the centre should be near here. Sites at Calthorpe Street and Marlborough Road areas are suggested.

#### **Officers Response**

Development of the Spiceball site will lead to a range of uses which will enhance Banbury town centre, providing a night time economy, new retail and leisure uses capitalising on existing linkages and enhancing the recreational potential of the river and canal in this central location.

**Question 17: Are there any other sites we should allocate as a strategic urban centre allocation?**

**Summary of responses**

**General Comments**

One respondent comments on Banbury High Street and Market Place; they suggest that these areas should be rejuvenated by freshening up shop fronts and encouraging new shops/cafes to the old heart of Banbury.

Another respondent suggests that in the medium term, Bicester Town Centre needs to be expanded.

One respondent comments that the proposals for Oxford Technology Park, Langford Lane, Kidlington, are part of a cluster that offers the same advantages as a strategic urban centre.

**Specific Site Suggestions**

- Bolton Road, Banbury
- Land between Castle Quay and Spiceball, Banbury
- Land west of Calthorpe Street, Banbury
- Land between Calthorpe Street and Marlborough Road, Banbury
- Bicester Village
- Land at Bure Place Car Park, Bicester
- Kidlington Village Centre
- Oxford Technology Park, Langford Lane, Kidlington

**Officers Response**

The Proposed Submission Local Plan proposes to extend the town centres of Banbury and Bicester, and the village centre at Kidlington, to strengthen the functions and vitality of these centres as the focus for town centre uses. The allocation of additional 'non strategic' development sites will be considered in the Local Neighbourhoods Development Plan Document.

**Question 18:** Do you support the site allocated for the relocation of Banbury United Football club?

	Yes	No	Total
No of Responses	128	224	352

### 1.1.1 Summary of responses

A number of responses have been received supporting the relocation of Banbury United Football Club; however they have not provided contact details and can therefore not be registered as a representation.

63% of respondents do not support the site allocated for the relocation of Banbury United Football Club.

#### Reasons for supporting the site allocated for the relocation of Banbury United Football Club:

- The site will give Banbury the opportunity for youngsters in the area to have better training and football coaching facilities and will be a great asset to the community
- A conurbation the size of Banbury should have a football club of stature, satisfying the needs of the football watching public and acting as a centre for excellence for the development of youth football in the area
- Will help to secure the long-term future of the club
- Needs to be re-sited in order to allow the regeneration of Canalside
- New club will bring benefits to the community

#### Reasons for not supporting the site allocated for the relocation of Banbury United Football Club:

- Traffic and access problems on a busy road
- Too close to existing residential properties leading to extra traffic, noise and pollution
- Prime land should not be taken, the existing site is preferable
- Loss of open countryside
- Village location is inappropriate for a town football club
- Located too far away from the motorway and railway station

#### Other Comments

Sport England would welcome further discussion with the Council, football club and football association regarding the suitability of the site, as from the information contained in the draft Core Strategy it is not in a position to support the proposal or otherwise.

One respondent supports the proposal provided there is some financial support to help the club move and adequate parking provision is made.

Several respondents suggest the need for a good public transport link between the club ground and the train station, so away fans can get in and out easily.

Several respondents suggest that other more appropriate Brownfield sites should be considered. A number of alternative sites have been suggested including the old Alcan sports field, Spiceball Park and land close to junction 11 of the M40.

One respondent states they already have Banbury rugby club on one side with 16 floodlights and to have further lights is not acceptable. An increase in noise, traffic, litter etc is not sustainable, with the additional 1100 houses for Bankside and no strategic changes in road capacity.

**Officers Response**

The football club needs to be relocated and the proposed site is considered suitable as it is located on a main transport corridor, does not lie within the floodplain and is available having been previously allocated for formal sports provision. Potential traffic and amenity issues raised above will continue to be investigated and reviewed as the Local Plan and Banbury Masterplan progress

**Question 19:** Do you support other policies set out within the draft core strategy?

No of Responses	Yes	No	Total
Overall	123	68	191

Not all policies received representations. Only the ones that received representations are discussed within this section

**Summary of responses to Policy SD1 – Mitigating and adapting to climate change**

SEEPB comment that they support this policy.

There was support for the policy's recognition of resource efficiency and reducing flood risk (from the Environment Agency).

There was also support from two respondents for the acknowledgement in this policy of reducing travel by encouraging more sustainable travel patterns.

Oxfordshire County Council comments that the district's preferred approach for proposals for renewable and low-carbon energy developments is supported as it is in general conformity with policy CC2 of the SE Plan which says that measures to mitigate and adapt to current and forecast effects of climate change will be implemented through application of local planning policy.

One respondent stated that in the adaptation section of this policy they would like to see a link between achieving climate change adaptation and protecting and enhancing biodiversity. This should be both in terms of helping biodiversity to adapt to climate change, and through recognition of the role of ecosystem services in achieving climate change adaptation. This point was also raised by Natural England, BBOWT, and other consultees.

Another respondent argues that Policy SD 1 is directly contrary to PPS1 in that the policy is extremely generic and leaves all detailed matters for inclusion within an SPD, which would not be subject to independent examination. There is no indication of what percentage / form of renewable energy provision will be sought and no indication of any assessment of the impact of this policy on site viability. The policy is therefore considered unsound. As currently drafted, it is down to the whim of the LPA as to what level to seek. In addition, the policy does not include any reference to size / type of development.

One respondent commented that the proposed strategic allocations conflict with policy SD 1 in that development has not been directed to the most sustainable locations. Development at Wykham Park Farm would make SD 1 more robust.

**Officer Response**

Additional contextual information has been added to the section of the Proposed Submission Local Plan preceding Policy ESD1 (formerly Policy SD1), in order to further explain and justify the policy. The additional content makes clearer links between climate change adaptation and biodiversity, which was the focus of most of the comments received to this policy

## **Summary of responses to Policy SD2 – Energy Hierarchy**

SEEPB comment that they support this policy.

One respondent supports the Council's wording of the energy hierarchy in seeking to prioritise a reduction in energy consumption through the use of sustainable design and construction before looking at renewable energy options.

Another respondent does not support the energy hierarchy. In particular they do not understand the prioritisation of decentralised energy over renewable energy.

### **Officer Response**

The Energy Hierarchy policy has been taken forward from the Draft Core Strategy into the Proposed Submission Local Plan. It is considered that the reasoning contained in the Council's Renewable Energy and Sustainable Construction Study provides a robust justification for the inclusion of this policy. The Proposed Submission Local Plan now includes a requirement for the application of the Energy Hierarchy to be demonstrated in an Energy Statement submitted with applications for major development. This will assist in the delivery of the policy, with applicants now clear on what is expected to be demonstrated and in what document, and will also assist in monitoring the implementation of the policy. Additional guidance on the application of the Energy Hierarchy will be contained in the forthcoming Sustainable Building in Cherwell Supplementary Planning Document, although it is a widely used concept, one that underpins the Government's approach to zero carbon and sustainable buildings (which prioritises renewable energy only after efficiency measures have been applied first).

## **Summary of responses to Policy SD3 – Assessing Renewable Energy Proposals**

SEEPB comment that they support this policy. However, they add that it would be helpful if the Core Strategy were to include a target for CO<sup>2</sup> emissions reduction to help deliver Policy CC2 of the South East Plan and a renewable energy generation target for the area to indicate the contribution the authority is seeking to make to the regional and subregional renewable energy targets.

Two comments note the increasing relevance of the content of this policy in terms of proposals coming forward. There was one comment of undetailed support for this policy.

One respondent supports the encouragement of renewable energy projects, especially where local sources of biomass feedstock are used. Government policy also encourages anaerobic digestion (AD) systems on farms, both as a source of renewable energy and as a sustainable means of waste disposal and greenhouse gas reduction. Often the conflict between waste management and renewable energy policies creates planning problems for on-farm AD applications.

A respondent suggests that the supporting text should include reference to the Cotswold AONB Management Plan and its content relating to renewable energy proposals. The policy also needs amplification in terms of the suitability of single turbines being dependent on the particular circumstances of each location.

Another respondent suggests that in assessing renewable energy proposals, impacts should be assessed not only on biodiversity designations, but also on habitats and species of principal importance (as listed under Section 41 of the Natural Environment and Rural Communities Act 2006), and Conservation Target Areas, in line with national and regional policy.



One respondent states that although it is understood that national planning guidance does not preclude wind turbine schemes in Green Belts, there is encouragement for referring to the careful consideration of visual impact on the openness of Green Belts. This was also echoed by another respondent.

One respondent refers to the concern that wind turbine proposals should be treated on an individual basis as there are likely to be adverse impacts. This was also echoed by another respondent.

#### **Officer Response**

This policy has been reordered in the structure of the Proposed Submission Local Plan to Policy ESD5, so that the policies are ordered according to their role in the Energy Hierarchy (Policy ESD2). Renewable energy is supported but only where sustainable construction and decentralised energy are considered first. In terms of its application to stand alone renewable energy schemes, the representations raised a number of important points many of which have been incorporated into the policy and supporting text, including reference to the guidance in the Cotswolds AONB Management Plan, and the reference to protected habitats and species.

#### **Summary of responses to Policy SD4 – Combined Heat and Power (CHP) and District Heating (DH)**

SEEPB comment that they support this policy.

There was one comment expressing support for this policy. However the same respondent commented that the policy does not go far enough, and should in fact make the use of CHP and DH essential in all circumstances where applicable.

One respondent added that CHP might be ideal for affordable housing schemes (where small heating systems can be integrated across the development).

One respondent noted the rapidly changing economics of CHP and how this is best delivered (as well as concerns over installation/reliability/maintenance). They comment that this policy is likely to become increasingly redundant as it is overtaken by the national timescale carbon neutral targets. The policy should be deleted because of these reasons, and because it unnecessarily restricts the means of achieving carbon neutral development.

One respondent refers to the guidance in PPS1 relating to evidence based requirements and states that the financial impact of the introduction of this policy has not been assessed.

#### **Officer Response**

The policy (now referred to as ESD4 in the Proposed Submission Local Plan) now includes additional reasoned justification in the supporting text. District heating and combined heat and power will have a particular role in Cherwell district (based on the findings of the district's Renewable Energy and Sustainable Construction Study, 2009) whilst the Government is placing an increasing importance on efficient and low carbon heat supply (rather than just electricity supply), indicated by the new draft Heat Strategy and new measures such as the Renewable Heat Incentive. Additional guidance has been added to the Proposed Submission Local Plan in the form of reference to the 'heat mapping' undertaken by the Government which indicates the heat demand densities of individual buildings to indicate where potential opportunities for district heating exist for further investigation. The policy also now requires that where feasibility assessments

indicate that decentralised energy systems might be viable, such systems will be required as part of the development.

### **Summary of responses to Policy SD5 – Sustainable Construction**

SEEPB comment that they support this policy.

Oxfordshire County Council comments that environment and climate change is a County Council priority, whilst the SE Plan seeks to achieve sustainable development through policy CC1 and to adapt to and mitigate climate change outlined in policy CC2. They would encourage housing development to achieve at least Code Level 3 of Code for Sustainable Homes in line with policy CC4 of the SE Plan and the Oxfordshire Sustainable Construction Advice Note (2009), which has been approved by CDC for development control purposes.

One respondent suggests the policy be amended to refer to the best use of embodied energy within existing buildings, which includes reusing buildings as well as making use of recycled construction materials. This issue is also raised by Banbury Civic Society (not specifically in relation to this policy) who comment that the Core Strategy should make explicit that, where there is a conflict between existing heritage assets and new development, there will be a presumption in favour of retaining the heritage assets in use to avoid the consumption of building materials and energy and the generation of waste from the construction of replacement buildings.

One respondent suggests that eco standards of construction should be enforced on all growth areas throughout the district. Another respondent comments that Code Level 6 should be required for all new development in Bicester ('BREEAM Excellent') due to the eco town status.

A respondent (the Environment Agency) comments that they support this policy in general because it requires water efficiency in new development. The requirement for Code for Sustainable Homes Level 3 or above will achieve water efficiency standards, which is justified because Cherwell District Council sits within an area of 'serious' water stress and limited water resources. As such they advocate the higher BREEAM 'excellent' level for new non-household buildings.

Another respondent is concerned that this policy seeks to apply Code Level standards which will already be the subject of national regulation through the Building Control and other regulatory regimes. Therefore, they feel it is not appropriate or reasonable for the Council to seek mandatorily to impose higher standards on an ad hoc basis as this policy seeks to do. They note that the Council could quite rightly 'encourage' these standards (perhaps by reducing other financial obligations on a scheme), but not impose.

Another respondent concurs, commenting that parts of the policy are in any event superfluous and other parts are contrary to the national timetable for the introduction of such standards.

These points are raised by another respondent, who does not consider that the evidence base study sufficiently justifies the policy. There is no definition of 'larger schemes'. The financial impact of the policy on schemes needs to be tested. Financial viability is also raised by another respondent.

One other respondent adds that the evidence base needs to be further explained, and that the policy would benefit from added flexibility if development viability is threatened.

### **Officer Response**

The Proposed Submission Local Plan renumbers the policy on Sustainable Construction as policy ESD3, so that the order of the policies better reflects the application of the energy hierarchy in policy ESD2 (i.e. efficiency measures should be prioritised before renewable energy). There have been some significant changes to the content of this policy since the Draft Core Strategy, in response to the representations received and updated government guidance/technical advances. It is considered that the new Policy ESD3 accords with the National Planning Policy Framework. Additional explanation and justification has been added to the text preceding the policy.

The policy no longer applies the ‘Code Level 3 now, Code Level 4 from 2012 and Code Level 6 from 2016’ timeline, which had at the time been set out by the Government. Additional research has been carried out at a national level into the definition of zero carbon and the relationship with the Code for Sustainable Homes, and a requirement for Code Level 6 standard in the district would now be significantly above what is proposed nationally in terms of a strengthened set of Building Regulations. Instead, the policy now focuses on the achievement of Code Level 4 with immediate effect. The energy element of Code Level 4 will in any event be reflected in national Building Regulations from October 2012. The policy seeks to require the achievement of the Code level as a whole (incorporating elements other than energy), but studies carried out at a national level show that it is meeting the energy credits of the code that contributes most significantly to overall cost levels.

The other elements do not therefore represent a significant cost burden on developers but they do significantly contribute to meeting the broader sustainability objectives of the plan, and of the Council as a whole (for example, we know that the district is in an area of ‘water stress’, and water efficiency is therefore a key issue for the Council). As such, the policy states that achieving higher Code levels in the water use category will be particularly encouraged. The policy also now states that on the strategic sites identified in the plan, where economies of scale can be achieved, the Council expects to see higher levels of onsite ‘carbon compliance’ compared to the national regulations. This terminology is as used in the national guidance and research on sustainable buildings. Essentially it means that the Council will expect higher levels of ‘onsite’ compliance with the policy, rather than any offsite ‘allowable solutions’ (such as financial contributions to sustainability projects elsewhere).

### **Summary of responses to Policy SD6 – Sustainable Drainage Systems (SuDS)**

Natural England comments that there are a few designated sites in Cherwell District which depend on, or are sensitive to hydrological conditions in close proximity to them, e.g. Oxford Meadows SAC and Otmoor SSSI. SuDS mitigate the effects of development on local hydrology by maintaining greenfield run-off rates and as such Natural England would like the policy to do more than “encourage” the use of SuDS in these situations, particularly for all new development in Bicester which has the potential to impact on the watercourses which lead through the town to the River Ray.

BOWT suggests that the delivery of wildlife benefits through provision of SuDS is included in the policy. They add that the references to the Conservation (Natural Habitats & c.) Regulations 1994 should be updated to refer to the Conservation of Habitats and Species Regulations 2010 (the 2010 Habitats Regulations), which came into force on 1 April 2010 to consolidate the various sets of amendments to the previous amendments.

The Environment Agency advises that more emphasis should be placed on reducing surface water run-off where possible, in order to meet the objective of reducing flood risk, which is an objective of PPS25 and the Council’s Sustainability Appraisal Framework. It

also advises that the policy should be clearer on when a SuDS scheme and a Flood Risk Assessment will be required.

Gosford and Water Eaton Parish Council considers that the inspection, monitoring and maintenance of SuDS is not adequately covered by the policy. They also consider that more clarity is needed in the LDF to provide improved flood risk management and address inadequate or damaged drainage systems by providing preventative maintenance programmes and Surface Water Management Plans.

One respondent suggests that the caveat relating to adoption and ease of maintenance is unreasonable since the location of SuDS is not driven by ease of access but by the need to ensure adequate drainage.

#### **Officer response**

The Floods and Water Management Act 2010 requires the use of SUDs wherever possible and the policy on SUDs will be strengthened to reflect this in the Proposed Submission Local Plan. Reference to the delivery of wildlife benefits by SUDs will be included in the policy and references to legislation in the text will be updated. A new policy on flood risk management will be included in the Proposed Submission Local Plan which will set out in more detail when a Flood Risk Assessment will be required. Oxfordshire County Council became the Local Lead Flood Authority as of 1<sup>st</sup> April 2011 and as such the District Council has limited influence over some of the drainage issues raised. However reference will be made in the policy on SUDs to the need for the future management, maintenance and replacement of drainage structures to be agreed.

#### **Summary of responses to Policy SD7 – Protection of the Oxford Meadows SAC through Maintenance of Groundwater Flows and Water Quality**

One comment of undetailed support for this policy.

BBOWT and other respondents stated that given the poor water quality of the rivers in the District, and the particular sensitivity of some of the wetland habitats, they suggest it would be appropriate for the Core Strategy to promote land management initiatives as described in policy NRM2 of the South East Plan.

Natural England supports this policy, however it would like to see included that water quantity is also protected in particular during operation of a development, as alterations to adjacent rivers or obstruction to natural groundwater flows may alter the flooding regime of the SAC. Furthermore there are other designated sites in the district that depend on, or are sensitive to, hydrological conditions, and so the SuDS policy (SD 6) needs to be strengthened to maintain greenfield run off rates for all new development.

#### **Officer response**

The promotion of land management initiatives is a detailed matter more appropriately addressed by the Development Management DPD. It is agreed that water quantity should be protected and that surface water run-off should be maintained at green field rates, and the policy will be amended accordingly in the Proposed Submission Local Plan. As indicated above, the policy on SUDs will also be strengthened.

#### **Summary of responses to Policy SD8 – Protection and Enhancement of Biodiversity and the Natural Environment**

BBOWT stated that it would be helpful to specifically make mention of species and habitats of principal importance within the policy. Whilst it is explained in the contextual text that these features should be considered at sites of regional or local importance, this

is not the usual approach (for example, PPS9 considers the two issues separately), and it would therefore be helpful to clarify this within the policy itself.

BBOWT also considers it essential that a mechanism is identified by which the biodiversity enhancements required by this policy can be delivered, and would support a tariff based approach to secure this.

**Officer response**

It is agreed that the policy should specifically refer to species and habitats of principal importance and the policy will be amended accordingly in the Proposed Submission Local Plan.

**Summary of responses to Policy SD9 – Conservation Target Areas**

Natural England requests that the policy is extended to cover development within a 1 km buffer of the CTA where the aims of the CTA can be implemented within development. In this way the CTAs can be buffered and extended.

**Officer response**

The policy already covers development adjacent to the CTA. Land in the vicinity may have similar potential for habitat restoration or to act as a buffer for important habitats, however this may or may not extend to 1km from the CTA boundary. Without any justified criteria for picking a 1km boundary it is not considered appropriate to amend the policy.

**Summary of responses to Policy SD10 – Cotswold Area of Outstanding Natural Beauty (AONB)**

The Cotswold AONB Conservation Board suggests the policy should be widened to include impact on the setting of the AONB.

Natural England suggests the policy could go further to describe some of the forms of development that it considers to be potentially damaging and inappropriate, in order to provide more guidance.

**Officer response**

It is agreed that the policy should also cover the setting of the AONB and the policy will be amended accordingly in the Proposed Submission Local Plan. Describing the forms of development considered to be damaging and inappropriate would be difficult to do comprehensively, and a partial list could be misleading. In any case this level of detail is not considered appropriate for inclusion in the Local Plan. The Cotswolds AONB Management Plan contains guidance on when development is likely to be acceptable and reference is made to this in the policy and supporting text.

**Summary of responses to Policy SD11 – Local Landscape Protection and Enhancement**

Bicester Town Council advocates the creation of green buffer zones between new Bicester and surrounding open landscapes and rural communities.

One respondent welcomes the decision to replace local, non-statutory landscape designations with a criteria-based policy. This is more likely to enable farm businesses in designated landscape areas to achieve the reasonable level of agricultural development needed to keep them commercially viable and competitive. They will then continue to be in a position to provide cost-effective landscape and environmental management as a by-product of their agricultural activity.

One respondent requests the inclusion of a criterion to allow for exceptions e.g. where development is required to deliver other policies in the Core Strategy.

**Officer response**

The Proposed Submission Local Plan will include proposals for green buffers at Bicester and Banbury. Development proposals are considered against all relevant policies in the plan and it is therefore not necessary or appropriate to include a criterion to allow for exceptions.

**Summary of responses to Policy SD12 – Oxford Green Belt**

One respondent suggests the Core Strategy should include more details of the proposed railway station at Water Eaton and the effect that this will have on the Green Belt. Another respondent considers the policy should make allowance for Water Eaton Parkway station and the resultant relocation of the aggregates terminal as these proposals will enable wider strategic objectives to be met.

Another respondent is concerned that the gap between Kidlington/Yarnton and Oxford is being squeezed from both sides.

One developer suggests a strategic review of the Green Belt should be carried out as part of the Core Strategy. Alternatively, the Council should provide an evidence base that justifies the reason for not undertaking a review.

A respondent commends the declaration to respect the concept of Green Belt around Oxford and urge the Council to resist any further attempt to develop land within the Green Belt.

One respondent suggests a small scale review of the Green Belt around Kidlington should be considered, to allow the allocation of land at Langford Lane, Kidlington for Oxford Technology Park.

**Officer response**

If there is a need to include details of the proposed Water Eaton Parkway Station in the Development Plan it would be more appropriate for inclusion in the Local Neighbourhoods DPD. The South East Plan did not identify the need for a strategic review of the Green Belt in Cherwell District. It is acknowledged that legal challenges were issued to this section of the plan but those challenges remain unresolved.

The Draft Core Strategy indicated that at that point the Council did not consider that exceptional circumstances existed to justify a small scale local review of the boundary, but that the position may need to be reviewed prior to the submission Core Strategy. Further work on local employment needs has identified the requirement for additional land to be allocated at Kidlington, which will necessitate the need for a small scale local review of the Green Belt boundary in the vicinity of Langford Lane.

**Summary of responses to Policy SD13 – The Built Environment**

Sport England is concerned that this policy does not adequately reflect and build on the vision of the Core Strategy and strategic objective 13 regarding improving the health and well-being of those who live and work in the district.

**Officer response**

Policy ESD16: The Character of the Built Environment has be updated with reference to 'Active Design'

### **Summary of responses to Policy H1 – Housing Distribution**

One respondent disagrees with the proposed distribution of housing across the district and the emphasis on the NW Bicester eco development to take a large proportion of properties that should have been distributed in North Cherwell.

Another respondent suggests the housing numbers in Policy H1 need to be adjusted to more accurately reflect the South East Plan.

#### **Officer Response**

See response to question 4

### **Summary of responses to Policy H2 – Ensuring Sustainable Housing Delivery**

One respondent supports the inclusion of the exception in this policy and promote its retention in the submission draft of this Document.

#### **Officer Response**

The Policy has not been retained in the Proposed Submission Local Plan. Instead, it objectives of securing housing delivery and responding to situations of under-supply have been incorporated in Section E of the Plan: Monitoring Delivery.

### **Summary of responses to Policy H3 – Efficient and Sustainable Use of Land**

One respondent supports the intention to meet 40% of housing needs using previously developed land and urge the Council to increase this figure further.

Another respondent suggests the approach within the policy should be to incorporate a guideline figure of 33%, to reflect current evidence.

A respondent advises that it should be recognised within this policy that previously developed land supports important biodiversity habitats.

One respondent suggests that although Policy H3 refers to seeking to make efficient use of land, the Core Strategy should include a policy commitment to contributing to the regional density target of 40 dwellings per hectare, as set out in Policy H5 of the South East Plan.

#### **Officer Response**

The percentage target for housing development on previously developed land was established in the Draft Core Strategy by examining the level of brownfield development that could be expected from existing housing land supply and proposed new sites but building in an additional brownfield allowance in the interests of prioritising the delivery of appropriate windfall development on previously developed land over greenfield land. Although a new major brownfield opportunity has been included in the Proposed Submission Local Plan (Graven Hill – 1900 homes), two new greenfield sites have been included (Southam Road, Banbury – 800 homes and East Bicester – 150 homes ). Two greenfield reserve sites have also been made full allocations (South West Bicester Phase 2 – 650 homes and North of Hanwell Fields – 400 homes). It is considered that 40% brownfield target remains appropriate for Cherwell. Acknowledgement of the opportunities for enhancing biodiversity through the development of previously developed land has been included in the Proposed Submission Local Plan. Although there is no longer a national minimum indicative density for residential development, it is considered that a density of 30 dwellings per hectare will be appropriate to Cherwell's circumstances.

### **Summary of responses to Policy H4 – Affordable Housing Target**

One respondent states that policy H4 is looking to provide at least 25% of new housing 2006-2026 as affordable housing, which is below the target of at least 40% for Central Oxfordshire in the South East Plan (Policy CO3) and the overall regional target of 35% for social rented and intermediate housing (Policy H3). Given that the supporting text states that Cherwell has a huge need for affordable housing and that the recent viability study concludes that in some rural areas a higher level would be possible, they consider that the options should be examined further to enable the delivery of more affordable homes.

#### **Officer response**

Planning Policy Statement PPS 3: Housing has been replaced by the National Planning Policy Framework NPPF. The council is no longer required to set a specific target for affordable housing provision. Nevertheless, the policy for affordable housing includes an estimate of the number of affordable homes that could be delivered based on policy requirements arising from assessments of need and viability.

### **Summary of responses to Policy H5 – Affordable Housing Requirements**

One respondent objects to the specification that affordable housing requirements will be met without the use of social housing grant. Whilst this may be reconsidered along with the composition of affordable housing in the event of development being rendered unviable, this is unduly prescriptive.

#### **Officer response**

Funding is increasingly being tested against value for money and public sector spending priorities (priorities are set out in the Oxfordshire Local Investment Plan LIP). Social Housing Grant may be available in some cases but there is no guarantee of any funding being available. Work on affordable housing viability shows that affordable housing can be delivered in Cherwell without grant funding. The council understands there may be circumstances where a development would be unviable when meeting the requirements set out *BSC3- Affordable Housing*. The policy considers this and allows for flexibility in these instances.

### **Summary of responses to Policy H6 – Housing Mix**

Open respondent suggests it is inappropriate for the Council to seek to micro-manage the size and type of market housing to be provided as part of new developments.

Another respondent suggests policy H6 should be limited to the first sentence and the specified mix of dwellings should be deleted.

A respondent feels that not all large scale developments will provide appropriate locations for retirement/downsizing homes.

One respondent states that they note the need for more family housing and suggests the Council aims to retain existing family sized homes and resists the sub-division of properties.

Another respondent is concerned that the policy is too restrictive and will not result in the development of dwellings which genuinely meet needs at the time they are built.

One respondent believes the housing mix is far too prescriptive and should be a district-wide target, not a target to be used for every site.



### **Officer Response**

The NPPF requires the Council to plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes). It also requires the Council to identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand. The Proposed Submission Local Plan includes a reviewed policy on housing mix as guide to ensure, in broad terms, that a mix of development is secured that reasonably takes account of future household needs. It would be used as a check in testing whether development proposals are promoting an appropriate mix of housing that reflects longer term needs as well as more immediate market conditions.

### **Summary of responses to Policy H7 – Extra Care Housing**

One developer feels it would be unreasonable for developers to have to comply with a policy that states 5% of properties must fall in this category, if the RSLs do not consider there to be a need for affordable extra care homes.

Another respondent argues that this approach is not economically viable on smaller sites; it is understood that the economies of scale are such that developments of this type require in the order of 40-50 extra care homes for market sale if they are to be economically viable.

### **Officer Response**

The NPPF requires the Council to plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes). It also requires the Council to identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand. The Proposed Submission Local Plan includes a reviewed policy on housing mix as guide to ensure, in broad terms, that a mix of development is secured that reasonably takes account of future household needs.

It would be used as a check in testing whether development proposals are promoting an appropriate mix of housing that reflects longer term needs as well as more immediate market conditions. The provision of extra care housing will become an increasingly important part of the housing stock in view of Cherwell's ageing population profile and likely changes in the way that care services are provided. The policy requirements for extra care housing have now been incorporated into the overall Housing Mix policy taking into account development viability and liaison with providers on operational viability.

### **Summary of responses to Policy H8 – Travelling Communities**

One respondent argues that the policy excludes Green Belt. Circular 01/2006 and case law show that Green Belt may be considered in exceptional circumstances which include a lack of alternatives.

Another respondent suggests that consideration should be given to shortening the list of criteria and making the policy more positive in line with guidance.

One respondent suggests consideration needs to be given to the relocation of the existing site which is within the Canalside regeneration area. They would suggest the expansion of the successful site in Bloxham.

The Environment Agency supports the inclusion of flooding criteria in this policy. Mobile homes and caravans are classified as "highly vulnerable" in PPS25, and should not be permitted in Flood Zone 3a and 3b. But they should also be avoided in any areas of flood risk, in line with the sequential approach, so they recommend changing the wording to "avoiding areas at risk of flooding".

### **Officer Response**

The Proposed Submission Local Plan includes an amended version of the Draft Core Strategy policy. It sets out how sites for the travelling communities will be delivered in Cherwell and it is considered that needs can be met outside of the green belt. The policy notes that locations other than those specified will only be considered in exceptional circumstances. Specific site identification will take place outside of the Local Plan. The selection criteria have been provided to make the policy as usable as possible in identifying sites through plan-making (the Local Neighbourhoods Development Plan Document) and development management processes. The flooding criterion has been changed to reflect the Environment Agency's advice.

### **Summary of responses to Policy E1 – Employment Development**

One respondent supports the policy, acknowledging its conformity with PPS4.

The Cotswolds Conservation Board supports this policy.

Bicester Town Council also supports the policy.

One respondent supports the policy but notes the contrasting approach being taken at Canalside.

One respondent suggests it is important to provide support for employment in rural areas, particularly to meet identified local needs. Whilst the policy says that proposals in rural areas will be supported where they meet local needs there is no explanation of how local needs will be identified. The policy would restrict the redevelopment of existing employment sites outside Banbury and Bicester, and the conversion of rural buildings (for example as part of a farm diversification scheme). The policy should be amended to provide greater support for rural businesses and conversions of existing rural buildings.

Another respondent generally supports the policy but also comments that the last criterion makes the policy inflexible. They refer to the example of Bodicote, and a potential employment development at Cotefield Farm which could serve local needs and those of the wider areas. However this potential would be missed through the inflexibility of the policy. This comment is also echoed by another respondent who, whilst supporting the policy's reference to a range of employment sites and many of the criteria, also questions the reference to urban areas only.

One respondent, in relation to a particular site in Bicester, comments that the policy should also allow flexibility to allow employment sites to operate within a range of commercial uses, whether B use class or not. Furthermore a buffer zone should be established around employment sites in which residential and other sensitive uses will not be permitted, in order to protect commercial operating requirements.

Chiltern Railways supports Policy E1 in that new employment development should be located with good access to public transport. This will be particularly important if the District is to attract "knowledge economy" employers, who are dependent on good connections and the ability to attract staff from a wide area.

Prodrive Motorsport Ltd supports the intention to continue to protect existing employment land and buildings, and the criteria set out in the policy. Prodrive also supports the acknowledgement that there may be cases where an applicant wishes to change the use of a site or redevelop it for a non-employment use, and that these cases will be considered with regard to specific criteria as listed. Paragraph A.164 of the Draft Core Strategy is in accordance with Policy EC2 of PPS4, which requires planning authorities to ensure their policies are flexible enough to accommodate sectors not anticipated in the plan and allow a quick response to changes in economic circumstances; and identify a range of sites to facilitate a range of economic development. Prodrive supports the intention to ensure a balanced portfolio of sites is made available to support economic growth across the district, on the understanding that the proposed strategic allocations for employment use in Banbury and Bicester and further smaller allocations sit alongside the existing site allocations. Prodrive also supports the delivery of a flexible supply of employment land via the Delivery DPD.

One respondent comments that the policy should be amended to encourage the redevelopment of existing employment sites to provide modern and efficient facilities for mixed employment development (not all of the requirements for employment land will be met through strategic allocations). Existing employment buildings will continue to perform a crucial role in the growth and diversification of the local economy. Many businesses may wish to expand or to redevelop their existing facilities. This should be encouraged where it would help secure local employment opportunities or where it could improve the efficiency of existing businesses. This can also help to meet environmental objectives by providing better performing buildings in terms of the use of energy and resources.

The South East England Partnership Board suggests the policy includes reference to achieving smart growth to reflect the SE Plan, explaining what this requires and how it will be encouraged in terms of the six key principles: employment; enterprise; innovation and creativity; skills; competition; and investment in infrastructure, including transport and physical development. In order to promote smart growth and help reduce future transport demands, policies should actively encourage the development of communications technology infrastructure in accordance with the SE Plan and set out how opportunities to promote advances in ICT and new ways of working (i.e. home based businesses will be realised). They wish to see reference to partnership working to promote smart growth and skills and training.

Oxfordshire County Council comments that the section on economic issues is somewhat low key in terms of any spatial dimensions around Bicester's role although it is referred to later in the document e.g. under the vision for Bicester. The strategy needs to promote Bicester more strongly as a new location for educational, scientific and technological sectors and meeting the needs of clusters. This also applies to the section on the spatial strategy (A27) and on economic objectives (A31).

### **Officer Response**

Responses to this question highlighted the importance of providing adequate support for the provision of employment in rural parts of the district. This is acknowledged, and to highlight this importance, policy E1 has been combined with what was policy RA4 ('Directing Employment in the Rural Areas'). Policy SLE1 now relates to employment in both urban and rural areas. With regards to the comment about protecting the operational requirements of commercial uses, new content has been added to the reasoned justification to Policy SLE1 to reflect this. In more general terms, since the publication of the Draft Core Strategy, the Council has commissioned additional employment studies in the form of an updated Employment Land Review, and an Economic Analysis Study, as well as Banbury and Bicester Masterplans which focus on supporting and developing the economies and employment base of the two towns. The Proposed Submission Local Plan

has been restructured to have a stronger economic focus, in line with the National Planning Policy Framework. One of the main areas of focus for the plan is on strengthening the local economy, job creation, inward investment and company growth and the Plan contains clear recommendations for the economies of each of the locations in the district, and the type of employment development that the district wants to attract.

### **Summary of responses to Policy E2 – Supporting Urban Centres**

One respondent said it would be helpful if Policy E2 could set out the hierarchy of town and village centres in the district and set out the distribution of additional floor space for main town centre uses over the plan period.

One developer suggests criterion 6 should be re-worded in order to retain control over existing retail development outside the three urban areas, without eliminating future development prospects. They suggest the policy be amended in order that existing retail development outside the Council's preferred urban centres can be measured against the provisions in Planning Policy Statement 6.

### **Officer Response**

The policy in the proposed submission Local Plan *SLE2 Securing Dynamic Town Centres* clarifies the hierarchy of locations for retail and other town centre uses, in line with the NPPF

### **Summary of responses to Policy I1 – Infrastructure**

A respondent suggests the policy should be amended so that it complies with the latest national policy relating to Community Infrastructure Levy.

### **Officer response**

The council will be working towards preparing a CIL in due course

### **Summary of responses to Policy I2 – Green Infrastructure Network**

Sport England feels the policy or supporting text does not appear to build on the use of the term 'of value' within the policy and it is therefore unclear how the value of a site or feature will be measured or whether the evidence base provides this detail.

Oxfordshire County Council considers that references to networks, links and connectivity should be made more overt by stating "linkages through walking and cycling routes and public rights of way".

### **Officer response**

There is some detailed information on value contained in the evidence base. However, on reconsideration it is considered more appropriate to remove the reference to the term "of value" from the policy, as this may be seen to preclude poor quality sites in need of improvement. Linkages are not solely formed by cycle routes and public rights of way and it is therefore considered that the current wording should be retained. Paragraph A.196 indicates the river/canal corridor is a key component of green infrastructure provision which Policy I2 seeks to maintain and enhance. The Proposed Submission Local Plan will contain a policy for the Oxford canal.

### **Summary of responses to Policy I3 – Open Space, Sport and Recreation Provision**

Sport England supports the basis of the policy but requests a number of amendments to the wording.

Banbury Town Council suggests the Council needs to consult and work with the Town Council when looking at open spaces and recreation.

**Officer response**

The changes requested by Sport England will help to clarify the policy and how it will be applied. The text will be amended accordingly in the Proposed Submission Local Plan. The Policy indicates that the Council will encourage partnership working and will consult with the Town Councils in determining the nature of new and improved provision. There is therefore no need for amendments to the text in response to the Town Council's comments.

**Summary of responses to Policy I4 – Local Standards of Provision**

Banbury Town Council suggests a need to deal with deficiencies identified and work to the standards outlined to ensure provision meets local need. It also stresses the need for outdoor sports provision to be accompanied by adequate changing facilities.

Sport England has a number of concerns regarding the inclusion of one combined standard for all outdoor sports provision. The inclusion of the one standard does not provide certainty as to the nature of, or demand for, provision that development proposals will be required to contribute towards. In addition, it is unclear how appropriate the 10 minute walk/drive time accessibility standard is for each type of provision included under the 'outdoor sports provision' heading. The minimum size requirements and the realistic onsite thresholds are also likely to differ greatly for each type of provision within the category. It is also noted that the policy does not include qualitative standards of provision. Sport England and another respondent comment that as the PPG17 study was carried out in 2006 there may be a need to update the evidence base to adequately support the draft Core Strategy.

Natural England comments that where new open space provision seeks to maintain established character or increase ecological connectivity between two sites the area needs to be large enough to be functional irrespective of the local standards.

One respondent considers that this policy is a development control policy and should be included in the delivery DPD rather than the Core Strategy.

The policy should make it clear that the eco-development is subject to separate open space standards in line with the PPS1 supplement.

One respondent considers the standards excessive and queries whether a viability assessment has been carried out.

One respondent considers the policy should be written more flexibly to allow for combined children's play area schemes as an alternative to LAPs, LEAPs and NEAPs.

**Officer response**

Identified deficiencies will need to be addressed as the LDS is progressed but much of the detail will be contained in other documents. The combined standard for outdoor sports provision was formulated to make the standards more user-friendly and easier to apply. However more detail could be included on accessibility standards, and the qualitative standards formulated by the PPG17 study can be included in the Proposed Submission Local Plan. Whilst the PPG17 study was carried out in 2006 the Greenspace and Playing Pitch Strategies (2008) updated some elements of the assessment. In addition a partial update of the open space database has been undertaken which has led to some of the open space standards being revised.

An amendment can be made to the lower text to cover the point made by Natural England. It was considered appropriate for this policy to be included in the Core Strategy as the local standards will apply to the strategic site allocations (with the exception of North West Bicester eco-development- this will be clarified in the text of the Proposed Submission Local Plan). A viability assessment has not been carried out but the need for this will be reviewed as the LDS progresses. It is agreed that there are instances where combined children's play areas are more appropriate than provision of LAPs, LEAPs and NEAPs and the Proposed Submission Local Plan will reflect this.

### **Summary of responses to Policy I5 – Built Sport, Recreation and Community Facilities**

Sport England requests deletion of the words “to seek to” to strengthen the policy in line with the wording of Policy I3. Sport England welcomes the inclusion of separate standards of provision in table 12 but considers that quality and accessibility standards need to be included. It suggests that policies I3, I4 and I5 should be combined into one policy and linked back to the vision and strategic objectives.

Another respondent also suggests that policies I3, I4 and I5 are combined for succinctness.

#### **Officer response**

It is agreed that deleting the words “to seek to” would make the policy wording consistent with the wording in Policy I3, and the inclusion of the quality and accessibility standards will clarify how the policy is intended to be applied. These changes will be incorporated in the Proposed Submission Local Plan. Policies I3, I4 and I5 and supporting text contain quite a lot of detail and as such it is considered that they should be kept as individual policies to make it easier for the reader to interpret them.

### **Summary of responses to Policy BIC2 – Employment land at South West Bicester**

A respondent advises the area identified for employment land at South West Bicester is adjacent to Bicester Wetland Reserve Local Wildlife Site. Any proposals for development here should be able to demonstrate that they will not negatively impact on the LWS.

### **Summary of responses to Policy BIC3 – Supporting Bicester Town Centre**

The Green Party commented that the Core Strategy should give greater weight to attracting visitors to Bicester Town Centre by non private transport. Also, it is not clear how vitality and viability will be achieved in Bicester town centre unless it can offer something different to the national chains at Bicester village.

One respondent comments that the impact of North West Bicester on Bicester town centre needs to be examined.

One site specific comment was made regarding potential to expand the town centre on land to the east of the town centre where there is underused backland and some scope for expansion.

One person suggested that the redevelopment of the town centre should include a heritage centre relating to Bicester Airfield

Faith Communities commented that both Bicester and Banbury town centres should seek to encourage mixed uses, including residential uses, and a ‘24/7 living community’.

#### **Officer Response**

In response to the last comment, text has been added to the policy on Bicester Town Centre (which is now numbered as Policy Bicester 5) to support residential uses in town centres above ground floor level in order to encourage mixed uses in town centres. The Proposed Submission Local Plan also proposes to extend the boundary of Bicester Town centre, linked to work on the Bicester Masterplan SPD, to strengthen and improve the town centre function as well as its character and appearance, encourage economic activity, town centre viability and vitality, and assist with improving connectivity between the existing centre, Bicester Town Railway Station, Bicester Village, and adjoining existing and proposed residential areas. An indicative extended boundary is shown in the Plan although the precise boundary will be set out in the forthcoming Local Neighbourhoods Development Plan Document. The comment relating to Bicester Airfield is picked up through a new policy Bicester 8 which sets out the appropriate uses envisaged for RAF Bicester's Technical Site and Flying Field.

### **Summary of responses to Policy BIC5 – Meeting the Need for Open Space, Sport and Recreation in Bicester**

BBOWT comments that restoration of Stratton Audley quarry should deliver biodiversity enhancements in line with the wildlife interest of the site and to meet requirements of PPS9 for development to enhance or add to biodiversity resources.

#### **Officer response**

The policy requires proposals to be compatible with the biodiversity value of the site. The general Biodiversity policy would require proposals to protect and enhance biodiversity to achieve a net gain. The quarry is in private ownership and the policy seeks to encourage proposals for its use for informal recreation purposes provided that they are compatible with the site's designation as a Local Wildlife Site and partial SSSI. The question of how such proposals can be financed will need to be considered as part of the overall issue of securing green infrastructure/open space provision.

### **Summary of responses to Policy BAN1 – Strategic Allocation 4: Banbury Canalside**

One respondent supports the regeneration of Canalside as a strategic housing allocation but is concerned at the level of proposed 'town centre uses' i.e. retail, leisure and office.

### **Summary of responses to Policy BAN4 – Reserve Strategic Allocation 2: West of Warwick Road**

One respondent objects as the Council has not adequately demonstrated that housing needs cannot be met by sequentially preferable sites.

### **Summary of responses to Policy BAN5 – Reserve Strategic Allocation 3: North of Hanwell Fields**

A respondent objects as the Council has not adequately demonstrated that housing needs cannot be met by sequentially preferable sites.

### **Summary of responses to Policy BAN6 – Strategic Allocation 7: Land west of M40**

One respondent suggests the site should not be restricted to B1 and B2 uses.

### **Summary of responses to Policy BAN7 – Supporting Banbury Town Centre**

A respondent is concerned that the extension of the 'town centre' to the east of the town centre will stretch the established retail core and undermine its vitality and viability.

Another respondent suggests the boundary needs refining to identify a retail core and, if necessary, a periphery where other town centre uses would be considered appropriate.

### **Officer Response**

Text has been added to Policy Banbury 7 to support residential uses in town centres above ground floor level in order to encourage mixed uses in town centre locations. The Proposed Submission Local Plan proposes to extend the town centre boundary in Banbury compared to its current extent in the Non Statutory Cherwell Local Plan to incorporate the Spiceball development area, and the northern part of the proposed Canalside allocation. There is a strong focus in the plan on supporting and strengthening the town centre function to broaden the attraction of central Banbury and to assist economic growth.

### **Summary of responses to Policy BAN9 – Strategic Allocation 9: Banbury Cultural Quarter**

One respondent suggests the proposed allocation for the 'Cultural Quarter' should be extended to include the North Canal car park.

Another respondent argues the range of uses proposed for the 'Cultural Quarter' should be expanded to include those which are complimentary to the anticipated cultural uses.

### **Summary of responses to Policy BAN10 – Meeting the need for open space, sport and recreation in Banbury**

Banbury Rugby Club considers that the LDF documents (including the evidence base) fail to acknowledge adequately the breadth and depth of rugby in Banbury, and that Bodicote Park should be protected for playing rugby.

### **Officer Response**

The adequacy of the evidence base will be kept under review as documents in the LDS are progressed. Bodicote Park is an existing site for playing rugby and as such policies which seek to protect playing pitches, contained in the NPPF, the Cherwell Local Plan, the Non-Statutory Cherwell Local Plan and the Proposed Submission Local Plan, will be applicable.

### **Summary of responses to Policy RA2 – Distribution of Housing in the Rural Areas**

One respondent believes this policy of restraint is the appropriate way forward for both Kidlington and Yarnton, and the other Green Belt settlements.

### **Summary of responses to Policy RA4 – Directing Employment in the Rural Areas**

A developer accepts that allocating land to meet employment needs in rural areas should be a matter for a separate DPD; the policy should be expanded to provide support for employment to meet identified local needs, for the redevelopment of existing rural employment sites and for the conversion of buildings to provide new employment units.

### **Officer Response**

Policy RA4 has been merged with Policy E1 to create a single policy (Policy SLE1) that more holistically considers employment in urban and rural areas. The text of the policy already included reference to meeting identified local needs but Policy SLE1 now contains guidance on considerations relating to new employment sites in both urban and rural areas, and relating to the change of use of existing employment sites in both urban and rural areas. More detailed development management policies to inform decision making on planning applications will be set out in the Development Management Development Plan Document.

### **Summary of responses to Policy MON1 – Housing Land Supply: Bicester**

One developer comments that Policy MON 1 sets out the monitoring thresholds for housing delivery, below which the reserve strategic allocation at SW Bicester Phase 2



would be brought forward. The policy also suggests that the release of land at SW Bicester Phase 2 may be phased to reflect the level of shortfall that is experienced.

They do not consider this to be a suitable approach to ensuring housing delivery. Policy MON 1 would effectively preclude any planning application for Phase 2 coming forward before 2016 at the earliest, with the next window of opportunity coming in 2021. While Phase 2 is not of the same scale as NW Bicester, and will benefit from being able to integrate into infrastructure created for Phase 1, the lead-in time for delivering housing on the site should not be underestimated. If an application is delayed until 2021, then it is unlikely that a meaningful level of development could be delivered on site before the end of the plan period in 2026.

Furthermore, phasing the delivery of housing from Phase 2 to reflect a shortfall would be inappropriate. Phase 2 will be a significant development, which will need to be planned and delivered comprehensively, and with certainty that it can be carried through to completion.

To phase the delivery of housing on Phase 2 according to the ability, or otherwise of another site to deliver housing would be inefficient, and would create difficulties in meeting overall housing targets for the district.

Paragraph 7.7 of the South East Plan recognises that the regional housing figures given are unlikely to meet demand for housing and will require an upward revision in a future review of the plan. This paragraph also contains reference to the opportunity for local planning authorities to provide higher than allocated levels of housing through the LDF process. It is therefore considered that the distinction between NW Bicester and SW Bicester Phase 2 is unnecessary. Giving both sites an equal status and allowing them to be brought forward independently of one another would give the Council the greatest opportunity to meet the housing allocation in the South East Plan.

The Hanwell site is unsustainable due to poor infrastructure and is becoming an extension of Banbury town. The proposed BAN 4 and BAN 5 are disruptive to a small village and its wildlife.

### **Officer Response**

Compared to the Draft Core Strategy, the Proposed Submission Local Plan now allows for a longer Plan period and a higher total number of homes, albeit at the same rate of delivery. In view of recent undersupply of housing, an acknowledged need to improve and maintain delivery and having reviewed the delivery projections for strategic sites such as North West Bicester, a decision has been taken to make the reserve sites full allocations (with the exception of West of Warwick Road). This decision will provide greater certainty for local communities and for developers. Consequently Policy MON1 as contained in the Draft Core Strategy, which related to the release of reserve sites, has been removed. The proposed Housing Trajectory contained in the Proposed Submission Local Plan indicates how the proposed allocations will meet the housing requirements for the district over the extended plan period.

### **Summary of responses to Policy MON2 – Housing Land Supply: Rest of Central Oxfordshire**

No responses were received to this question.

### **Summary of responses to Policy MON3 – Housing Land Supply: Banbury**

One respondent suggests the triggers set out in Policy MON3 will not enable the ‘reserve sites’ to come forward in sufficient time to make good the shortfall which could occur.

Another respondent is concerned that this policy would only allow for the release of the reserve sites in the event that BAN1, BAN2 or BAN3 fail to come forward in a sufficient timescale (i.e. in 2016-2021). Greater flexibility should be afforded to release reserve sites in the event that other commitments fail to be delivered.

#### **Other Comments**

The Environment Agency recommends a policy is included on flood risk, particularly as there are strategic sites at risk from flooding. It comments that there may be locally specific criteria to be set in the policy to help with the application of flood risk management principles, e.g. guidance on building behind flood defences. It recommends a number of areas which the policy should address.

Gosford and Water Eaton Parish Council requests the inclusion of a section on cemetery provision for Kidlington as the existing burial ground will soon be full. They also request that proposals to improve Kidlington’s flood defences are included in the LDF and that development upstream of the flood defences should contribute towards their improvement.

#### **Officers Response**

Compared to the Draft Core Strategy, the Proposed Submission Local Plan now allows for a longer Plan period and a higher total number of homes, albeit at the same rate of delivery. In view of recent undersupply of housing, an acknowledged need to improve and maintain delivery and having reviewed the delivery projections for strategic sites such as North West Bicester, a decision has been taken to make the reserve sites full allocations (with the exception of West of Warwick Road). This decision will provide greater certainty for local communities and for developers. Consequently, Policy MON3 as contained in the Draft Core Strategy, which related to the release of reserve sites, has been removed. The proposed Housing Trajectory contained in the Proposed Submission Local Plan indicates how the proposed allocations will meet the housing requirements for the district over the extended plan period.

### **Summary of responses to Policy MON4 – Housing Land Supply: Rest of North Cherwell**

One respondent commented that the provision of housing in the rural areas should not be delayed until 2016 given the existing problems of rural affordability and housing provision. Delaying housing delivery until 2016 in these areas does not therefore accord with the vision or objectives set out in the Draft Core Strategy. Given that the Draft Core Strategy is very clear on the distribution of housing, the release of rural sites would not hinder the objectives for the urban area. delivery of housing in rural areas at the ‘Top Tier’ settlements such as Deddington only post 2016, and that further development beyond 250 dwellings will only be permitted post 2021. This fails to acknowledge the continuing need throughout the plan period to bring forward development in the rural areas to help sustain these communities. Further this policy requirement needs to be increased in line with the South East Plan for the reasons set out in response to Question 10. Finally, another respondent comments that whilst the phasing of development sites through the plan period is recognised, sufficient land must be identified to meet the full housing requirement.

#### **Officer Response**

The Proposed Submission Local Plan includes a revised proposed housing trajectory which projects delivery on rural sites with planning approval from 2012/13, and delivery on the non strategic sites to be allocated in the rural areas from 2013/14. Non strategic sites will be allocated in the forthcoming Local Neighbourhoods Development Plan Document.

**Question 20: Do you have any other comments on the draft core strategy?**

**Summary of responses**

One respondent feels poor access to the M40 is an issue for Banbury district. Either a second Junction south of Banbury or a new river/canal/railway crossing is needed to reduce congestion in the town.

Another respondent argues that Central Government's policy of build at all costs is turning our countryside and small towns into a larger sprawl of concrete. Empty properties and second homes should be put to use for homeless people before new building continues. The Draft Core Strategy is far too long and complicated; it should be condensed and in plain English.

A respondent would prefer to see threshold of 400 units reduced with more sites allocated to avoid (so called) reserve sites and provide more flexibility.

Despite the inclusion in the Local Development Framework of "Canalside", Inland Waterways Association submits that the Draft Core Strategy misses an opportunity to make more of the valley which contains the River Cherwell and the Oxford Canal. This make a north south "green" link running through the district and already makes a huge contribution to the district's environment. There is opportunity to do much more. Districts, e.g. Northampton and Leicester, with similar opportunities, are in their Local Development Frameworks published information showing that they are planning to make much more of their navigable river valleys than Cherwell.

One respondent says there is no mention of religious buildings, even though many of these buildings are central to their townscapes or villagescapes.

Another respondent advises there are inconsistencies between the maps accessible as 'Interactive Maps' and those included within the appendices to the Draft Core Strategy e.g. the boundary of the "Cultural Quarter".

A respondent would support the Vision for Banbury, and is largely supportive of the Spatial Strategy for Banbury but would also like to see recognition of the need for a South East Link Road and the support of CDC to assist Banbury Town Council in lobbying other organisations such as OCC and the Highways Agency.

One respondent feels there needs to be a section dealing with communications over the planning of wireless and satellite towers and providing a good communication network for villages and other urban areas.

Oxfordshire County Council state that there is little or no acknowledgement of the role of partner organisations in shaping and delivering the objectives and policies in the document. There should be greater reference to the roles and responsibilities of Oxfordshire County Council in terms of infrastructure, transport and education and other service provision. The strategy should reflect the single conversation process / development of a local investment plan. Flowing from this and linked to the Closer to Communities / locality working, the strong emphasis on Bicester and Banbury will help provide a focus for future locality working in these areas, as will the lesser focus on Kidlington.

One respondent argues that whilst the document highlights the importance of the preservation and enhancement of the area's natural and built environment it fails to address the importance of preserving and enhancing Cherwell's fragile historic

environment and non designated heritage assets. Whilst a number of specific policies address the potential for harm to the historic and natural environment (such as H8 Travelling Communities and SD3 Assessing Renewable Energy Proposals) this is not addressed as a Key Environmental Objective in the Core Strategy.

Another respondent suggests it will be essential that the Core Strategy makes reference to the provision of adequate water and sewerage infrastructure to service all new development and to avoid unacceptable impacts on the environment (such as sewage flooding of residential and commercial property).

A respondent commented that this Draft Core Strategy is only of any value if comments and objectives listed by local people are actually listened to and acted upon.

Bicester Town Council welcomes the commitment to Anaerobic Digester Plant at NW Bicester but would like to see this sized to service the whole of Bicester and queries the use of incineration at Ardley and wonders if these processes have been considered 'in the round'?

### **Officers Response**

A new policy has been added to the Proposed Submission Local Plan regarding Sustainable Flood Risk Management. There are no current proposals to improve flood defences at Kidlington, however new development has to demonstrate that it will not increase flood risk elsewhere. The shortage of burial space at Kidlington has now been addressed with the provision of a new burial site adjacent to the Bicester Road, Gosford and Water Eaton. There is therefore no need to include a section on this in the Proposed Submission Local Plan.

The Proposed Submission Local Plan includes a new policy SLE4 on improved transport connections, which refers to the investigation of and support for a relief road for Banbury (this is also referred to in Policy BAN6 which proposes to allocated employment land west of the M40, and is being considered through the Banbury Masterplan process. Reserve sites have been removed from the Proposed Submission Local Plan for reasons explained elsewhere in this consultation document (primarily relating to the need to provide for certainty of housing delivery over an extended plan period). An additional policy has been added to the Proposed Submission Local Plan on green infrastructure and the Oxford Canal corridor.

There is no specific reference to the contribution of religious buildings to townscapes and villagescapes although policy ESD16 refers to the protection of local landscape features, landmarks and views. Policies on detailed development control issues will be set out in the forthcoming Development Management Development Plan Document. The key objectives of the Proposed Submission Local Plan now include reference to the protection of cultural heritage assets. The infrastructure policy INF1 states that provision of infrastructure will require partnership working with partners including local authorities. So far the council has undertaken considerable discussions with key stakeholders and will continue to do so. Further work is being undertaken to update Infrastructure plan and towards preparing a CIL The council recognises the importance of utilities services/infrastructure. BSC 9 Public Services and Utilities sets out the council's policy on this. A draft Infrastructure Delivery Plan is contained in the Proposed Submission Local Plan, whilst work on finalising the IDP is progressing.

**Question 21: Do you have any comments on the Sustainability Appraisal?**

**Summary of responses**

One respondent suggests sustainability will be constrained by CDC's ability to enforce policies where private developers will need to be persuaded to incur extra costs.

One developer states that it is imperative that the sustainability of individual sites is assessed on a consistent basis. From an analysis of the Sustainability Appraisal this does not always appear to have been the case. They are not confident that the site to the south of Broughton Road has been assessed in a fair and equitable manner. In part this is due to its inclusion within the land to the south (and west of Bloxham Road) but otherwise it appears to arise by not considering sites and their potential constraints in a consistent manner. Examples are given.

One respondent finds the weighting given to some villages in the CRAITLUS report confusing. Cropredy has been given a far higher sustainability rating than it can actually deliver, therefore the issue of sustainability in villages needs to be readdressed in some cases.

One respondent asks how the strategy relates to the proposed high speed rail link through the centre of the region.

One respondent argues the proposal to place 400 houses in Bodicote and relocate Banbury Football Club to Bodicote is not compatible with sustainable development.

One respondent suggests that BAN3 would not be sustainable. The use of cars would increase and everywhere is too far to walk or cycle (carrying a load).

One respondent comments that it seems strange to be advocating more building on greenfield sites, when the country will need more food grown locally. There is no provision for allotments, and in fact at least one disappears according to the maps.

One respondent suggests the town needs the flood alleviation scheme to be completed before Canalside can be developed.

Several respondents suggest the work seems to be a broad-brush desk exercise with too many judgements one could challenge.

One respondent raises the issue of theory versus practice. In theory the social economic and environmental aspects show awareness. In practice what is proposed does not tie in. Categorising sustainability is nebulous e.g. a village may have a school but it could already be at bursting point.

One respondent commented that CDC's commitment to reducing carbon emissions from development and to pursue stated policies relating to biodiversity and conservation is to be commended.

One respondent found it very technical and difficult to understand, they could not really relate it to the things that they are concerned about living in Hanwell.

One respondent suggests it is not evident from the plans how (for example) a 50% reduction in car usage will be achieved or where 40% green space is being achieved.

One respondent stated that a succinct green slogan is 'think globally act locally'. They question how we can save the rainforest when we are destroying our own countryside to promote rapid population growth in an overcrowded island.

One respondent asks why farmers are not allowed to remove their farmland from the development map if they so wish.

One respondent asks who is going to live in all these houses and where is all the employment. There are plenty of existing empty houses.

One respondent suggests that empty premises and 'brown sites' in towns where people work should first be priority before destroying villages.

One respondent states that as they have major concerns regarding infrastructure in Bicester and disapprove of the proposed NW option, they must therefore disagree with the Sustainability Appraisal.

One developer comments that while in general the SA framework allows a reasonably objective comparison between sites aligned with the objectives of the Core Strategy, it is too broad brush in some areas to distinguish between sites. Particular concern relates to protecting best and most versatile agricultural land or where this is not possible, taking the lower grades first for development to be a significant omission despite its assessment within the SA elsewhere.

One respondent considers that the sustainability performance of Banbury Canalside has been overstated. The site relies on the extensive relocation of employment uses; this has the potential to extinguish existing businesses, and poses a serious threat to the overall economic performance of Banbury. Economic performance is an important component of the overall sustainability of Banbury.

One developer comments that the SA assesses Land West of Bretch Hill as having 'Mostly Positive' effects on the economic objective. Again, the assessment provides a wholly inadequate justification for this assessment. The SA highlights that the integration with Bretch Hill may reduce social problems, but it is not explained or justified how the site will make a 'Mostly Positive' contribution to sustaining economic growth in Banbury.

One respondent suggests that the Sustainability Appraisal submitted in support of the Core Strategy is deficient in its consideration of the likely impacts of options for housing growth around Bicester.

The same respondent commented that the NW Bicester eco-development performs better than the previously promoted sites, despite the larger scale of development. In those categories where the Eco-town has performed better than its predecessor on the same site, the improvement is not based on evidence that the benefits can or will be delivered. The improvements are generally based upon the criteria set out in the supplement to PPS1, concerned with eco-towns. They also consider the improvement of the Eco-town against the SA objective of encouraging tourism, on the basis that the rarity of eco-towns will attract visitors, to be entirely spurious and symptomatic of an attempt to artificially enhance the apparent sustainability credentials of the allocation.

One respondent asks if anyone actually questioned the assumptions that all of this is based upon and if anyone has been out to physically check what damage could be caused.

One respondent argues that traffic on the A4260 Banbury to Oxford Road will not be sustainable if some or all of the proposed development proceeds. If log jamming of vehicles is not to occur then further consideration needs to be given to road improvements.

One respondent comments that many of the comments and statements are politically driven by government and are unlikely to represent what will really happen. Most families will continue to have two cars; they will use them to travel to and from the motorway to work, shop and use for leisure. Without significant changes to the road system in Banbury gridlock will be the norm.

Banbury Town Council commented that BITLUS identified Canalside as the most sustainable location in terms of transport, but it also highlighted that every arterial road into Banbury was at capacity in the Town Centre, and that they cannot easily be improved or widened due to physical restraints. The Town Council feels that CDC needs to support a South East Link Road and by working in partnership with CDC and OCC they can prioritise this matter.

Bloxham Parish Council considers that the economic needs of the district should sit at the centre of the SA on an equal measure with environmental and social issues. Regrettably, there are shortcomings in the evidence base in this regard e.g. the employment land review.

Sibford Ferris Parish Council argue that although its general thrust is towards a more even distribution of expansion, the Draft Sustainability Appraisal itself fails to weight sufficiently transport problems in remote areas or the problems for the provision of local employment.

Bucknell Parish Council considers that the draft Sustainability Appraisal has been a desk-top exercise which is fundamentally flawed because it fails to take into account the present inadequate infrastructure. Without adequate infrastructure, they do not believe that sustainability is achievable.

Hanwell PC are very concerned at the assessment of sites BAN4 and BAN5 which does not seem to reflect the issues fought over at the Persimmon Appeal Inquiry in 2007 - by CDC itself - and seem overall to indicate that the landscapes are not as worthy of protection as other potential housing sites around Banbury.

Hanwell PC are very concerned at the way the Strategic Site J in Banbury (i.e. Sites BAN4 and BAN5) has been assessed in Appendix 1 Table 35 (Land at NW Banbury) relative to other sites, giving the overall impression that it is of low value and development would make positive impacts.

English Heritage commented that the Sustainability Appraisal that accompanies the draft Core Strategy anticipates further work for all stages of the process. English Heritage has recently published guidance on 'Strategic Environmental Assessment, Sustainability Appraisal and the Historic Environment' that they hope will be of assistance in this process in informing the continuing development of the LDF.

The Highways Agency is content that the sustainability appraisal has been satisfactorily prepared in accordance with national guidance and its findings reflect the most sustainable sites of those identified.

OCC Archaeology is satisfied that the Sustainability Assessment includes the preservation of the historic environment within its sustainability objectives.

The Environment Agency commented that in Table 14 it is not clear why Canalside scores more positively than Land west of Concorde Avenue. Both sites are in Flood Zones 1, 2 and 3. Possibly Canalside is seen as partly positive as a result of the Flood Alleviation Scheme, but this would not be correct because the Alleviation scheme is designed to reduce risk to existing development, and is not being delivered by the Canalside regeneration. Also, if these sites are compared to the assessment of Canalside in table 30, a different score is given again. At this stage it is not clear if flood risk reduction can be delivered through implementation as the evidence base Level 2 SFRA and Masterplan have not been produced to a standard where this can be determined yet. More clarity and consistency is needed between the assessments of sites at risk of flooding.

Banbury Civic Society commented that normally part of the evidence base for the preparation of a Core Strategy would be a Historic Landscape Categorisation and, often, an Extensive Urban Survey (EUS). Neither has been available for use within the Sustainability Appraisal, although it accepted that the commissioned Landscape and Visual study covered a number of the usual bases.

Banbury Civic Society is very concerned that the Land at Calthorpe Street (Site N) has been dismissed so lightly. Development here could regenerate the Old Town and induce footfall up the High Street from the Castle Quay area. Clearly the Sustainability Appraisal has not been able to reflect PPS 5.

### **Officers Response**

A new Sustainability Appraisal report will be published along side the proposed submission Local Plan. The Council has undertaken Sustainability Appraisal through out the preparation of the Plan



## Appendix A Leaflet

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## Draft core strategy

Cherwell District will need to accommodate significant levels of growth by 2026. This booklet explains briefly where we think development could go. We would like to know your views.

Cherwell District Council has produced a draft core strategy to guide development in the District up until 2026. It sets out:

- how the district will grow ➤ where this growth will take place
- how the growth will be delivered

This booklet briefly explains some of the proposals contained within the draft core strategy.

We now want to know your views on these proposals.

As you read the booklet please remember that it provides a brief summary of the work we have done in preparing the draft core strategy and highlights some of the key areas contained within it.

To view the full draft core strategy and supporting documents please visit [www.cherwell.gov.uk/localdevelopmentframework](http://www.cherwell.gov.uk/localdevelopmentframework)

This booklet focuses on the following areas that are contained within the draft core strategy and asks for your views on:

- Distribution of development – how do we propose to distribute housing?
- Locations for new housing – where will we provide new housing in Banbury and Bicester?
- Affordable housing – how can we provide more affordable housing across the district?
- Economic development – where will people work, shop and play in Banbury and Bicester?
- Our villages and rural areas – How will we distribute development in the villages and rural areas?
- Relocation of Banbury United Football Club – Where will Banbury United move to?

Let us know what you think of the draft core strategy

Details on how you can comment can be found at the back of this booklet

### Spatial strategy

Our broad strategy for how we manage the growth of the district is as follows:-

- Focus growth in and around Banbury and Bicester, including the eco-development at North West Bicester
- Deliver approximately 1,000 homes at RAF Upper Heyford
- Support growth in Kidlington where this meets local needs, subject to green belt constraints
- Limit growth in the rest of our rural areas to our larger and more sustainable villages
- Strictly control development in open countryside.

### How do we propose to distribute housing across the district?

The South East Plan requires Cherwell district to provide 13,400 new homes between 2006 and 2026. The South East Plan divides the district in two, and sets separate figures for the northern part of the district (Banbury and north Cherwell) and for the southern part (Bicester and central Oxfordshire)

Do you agree with how we propose to distribute housing across the District?

### How will the proposed Eco development at Bicester affect the housing figures?

The proposed eco-development at North West Bicester will result in 600 more homes being built in Bicester than is set out in the South East Plan. The draft core strategy therefore proposes that housing in rural areas be reduced by 600, with a particular reduction of homes within the southern villages of the district.

Some of the total 13,400 homes have already been built and other land has already been identified for housing development. The remaining number of homes for which we need to identify land is as follows:

Area	Estimated total number of new homes required (April 2009)
Bicester	2,989
Rest of central Oxfordshire	393
<b>Bicester and central Oxfordshire total</b>	<b>3,382</b>
Banbury	1,472
Rest of north Cherwell	732
<b>Banbury and North Cherwell total</b>	<b>2,204</b>
<b>Total</b>	<b>5,586</b>

## Where will we provide new housing in Banbury and Bicester?

The draft core strategy identifies key strategic housing sites that will need to be developed to meet needs within Banbury and Bicester for the period up to 2026. We have also identified a number of “reserve sites” across the district. These sites will only be released if the allocated sites do not come forward, or do not deliver new housing at the expected rate.

## Locations for Housing at Bicester

Non eco-development at North West Bicester (NWB1) has been allocated to meet strategic housing needs for Bicester. The total capacity of the eco-development is 5,000 homes. It is estimated that 3,000 of these will be built by 2026 and the remainder by 2034.



North West Bicester has been identified as part of the Government’s eco-town programme. It will be developed in accordance with very high eco-standards as set out in national planning policy. These ensure, for example:

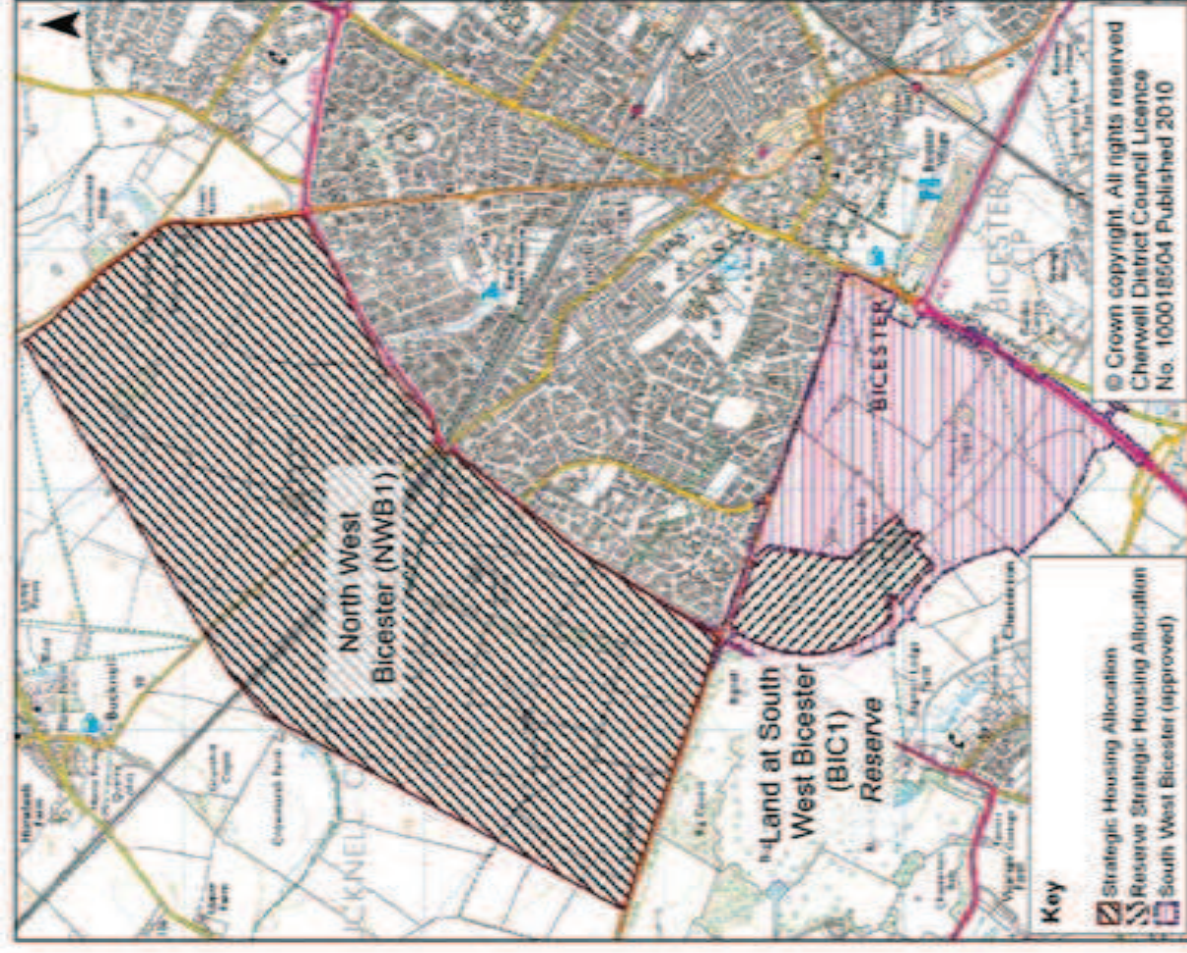
- Net zero carbon development
- High quality environment taking into account climate change adaptation
- Level 6 of Code for Sustainable Homes
- A job per home
- A 50% reduction in car usage
- 40% of site to be green space

## What happens if construction is delayed at NW Bicester?

The reserve site for Bicester is South West Bicester Phase 2 (BIC1) which could accommodate 750 homes.

Do you agree with the locations for major housing development at Bicester?

## Bicester



### Locations for Housing at Banbury

The following locations have been identified to meet housing needs at Banbury

- 1,200 homes at Canalside (BAN1)
- 400 homes at land west of Bretch Hill (BAN2)
- 400 homes at land at Bankside (BAN3)

### What happens if construction is delayed on sites in Banbury?

We have two reserve sites to meet housing needs within Banbury if the above sites do not come forward or do not deliver housing as quickly as anticipated. These sites are:

- 400 homes at land west of Warwick Road (BAN4)
- 400 homes at land north of Hanwell Fields (BAN5)

### How can we provide more affordable homes across the District?

Affordable housing is housing for people who are unable to afford housing on the open market. It includes socially-rented housing and 'intermediate' housing such as shared ownership.

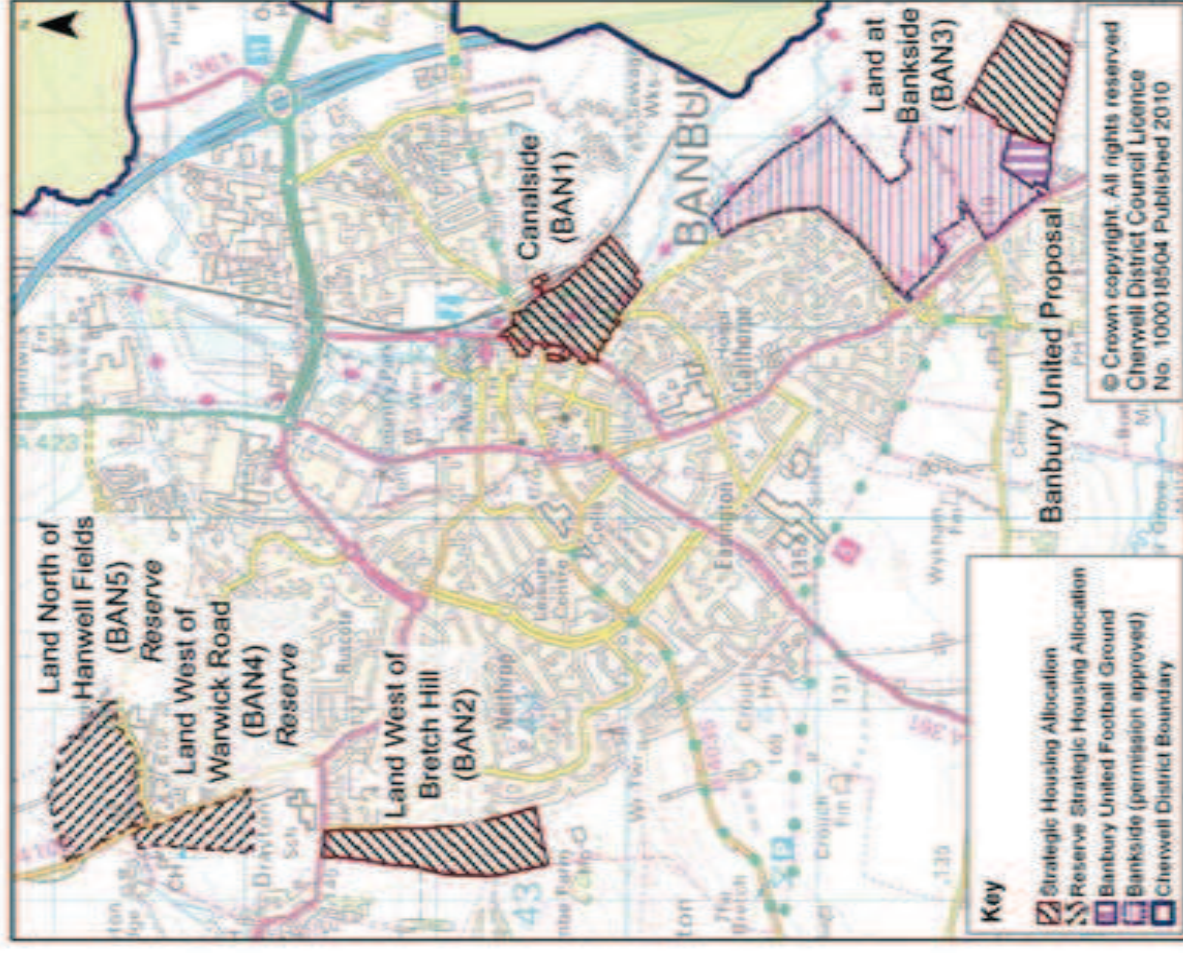
We are proposing that within all housing developments over a certain size, a proportion of the housing should be made available as affordable housing. This will vary across the district, depending on the costs and viability of developing sites. Our proposals are as follows:

	Requirement	Threshold
Banbury & Bicester	30%	10
Kidlington	35%	10
Rural Areas	35%	3

Do you agree with the locations for major housing at Banbury?

Do you agree with how we intend to provide more affordable homes across the district?

### Banbury



### What about where to work, shop and play in Banbury and Bicester?

The draft core strategy needs to maintain a supply of employment land to meet the district's growing and changing workforces during the plan period.



In general we will seek to protect existing employment land and buildings and allocate sites in Banbury and Bicester for new employment uses.

We also seek to direct appropriate development towards the three urban centres in the district. The draft core strategy sets the boundaries for the three centres of Bicester, Banbury and Kidlington.

### Bicester

#### Where will new employment land be provided in Bicester?

We are proposing two strategic sites for employment land within Bicester.

- Land at North West Bicester 32 hectares (estimate)
- Land at South West Bicester 22 hectares

#### What about Bicester town centre?

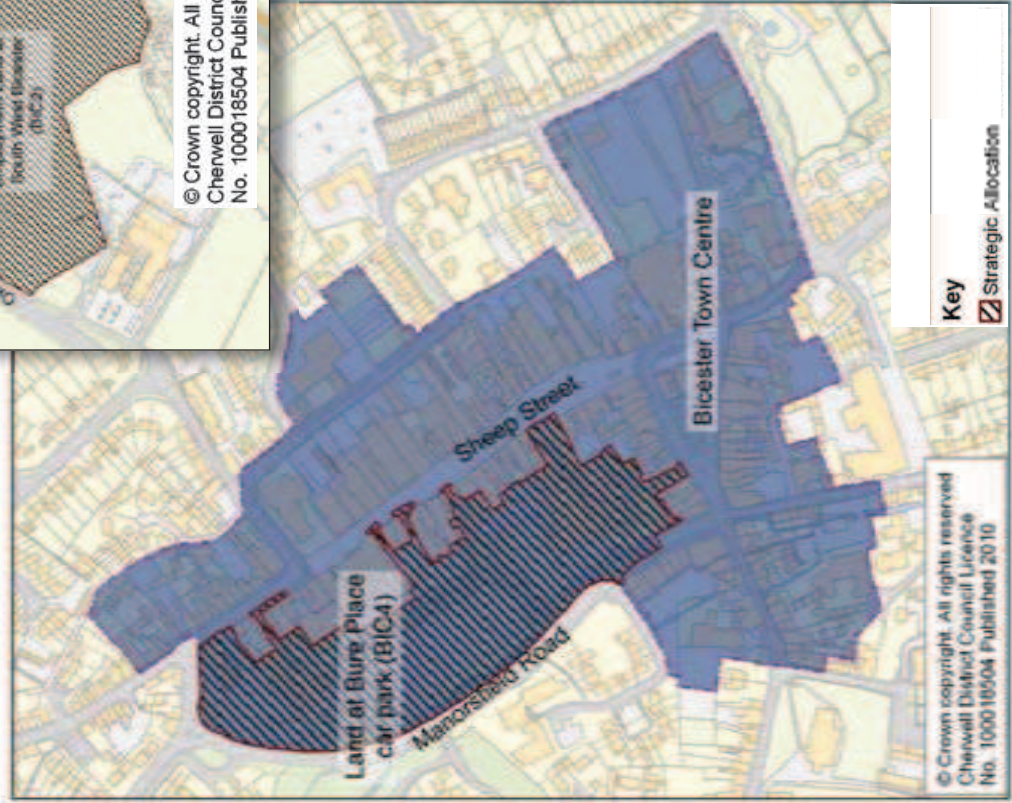
We have identified 3.07 hectares at Bure Place Car Park for shopping and leisure.

This is a key site within the town centre, and we hope to see the area developed for new food and non-food shopping, a new cinema, additional car parking and other town centre uses.



What do you think of the strategic sites identified to work, shop and play in Bicester?

### Bicester

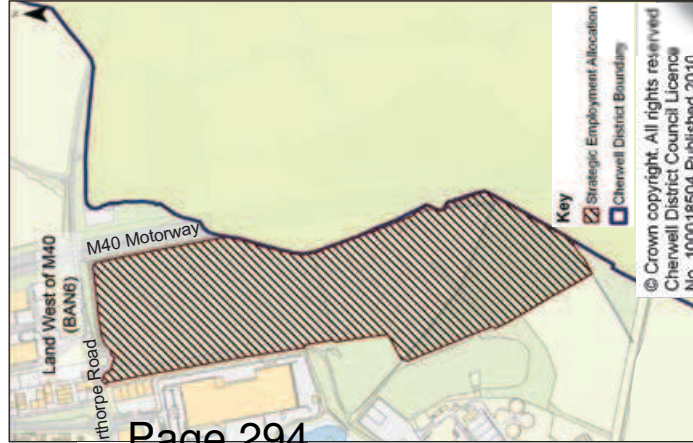


## Banbury

### What about employment land in Banbury?

We are proposing one strategic site for employment land within Banbury.

- Land west of M40 – 21 hectares



### What about Banbury town centre?

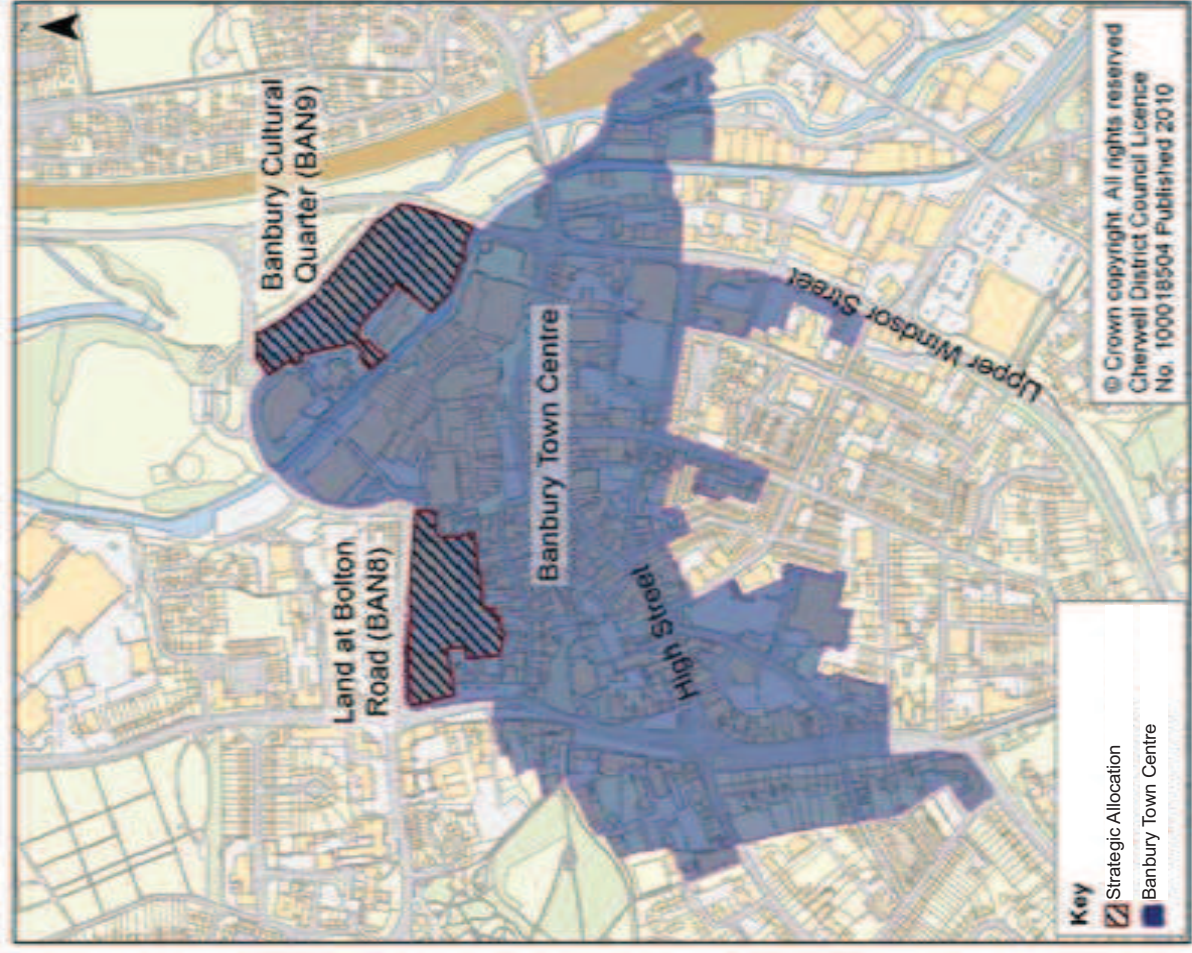
We have identified the following sites within Banbury town centre:

- Land at Bolton Road (1.5 hectares) has been identified for retail/mixed uses.
- Land between Castle Quay shopping centre and Spiceball Leisure Centre (2.1 hectares) has been identified as a "cultural quarter" with a refurbished Mill Arts Centre, new library, public space and car parking.



What do you think to the strategic sites identified to work, shop and play in Banbury?

## Banbury





## How will development be distributed to our villages and the rural areas?

Our villages will need to accommodate some growth. The draft core strategy does not identify the sites where homes will be built, however it does give a broad indication of where housing allocations will be made.

The approach that the draft core strategy has taken is to distribute the allocation of new homes across 23 of the larger and more sustainable villages in the district. We are not proposing a target for each village but have grouped villages and proposed a quantity of housing that will need to be found across that group.

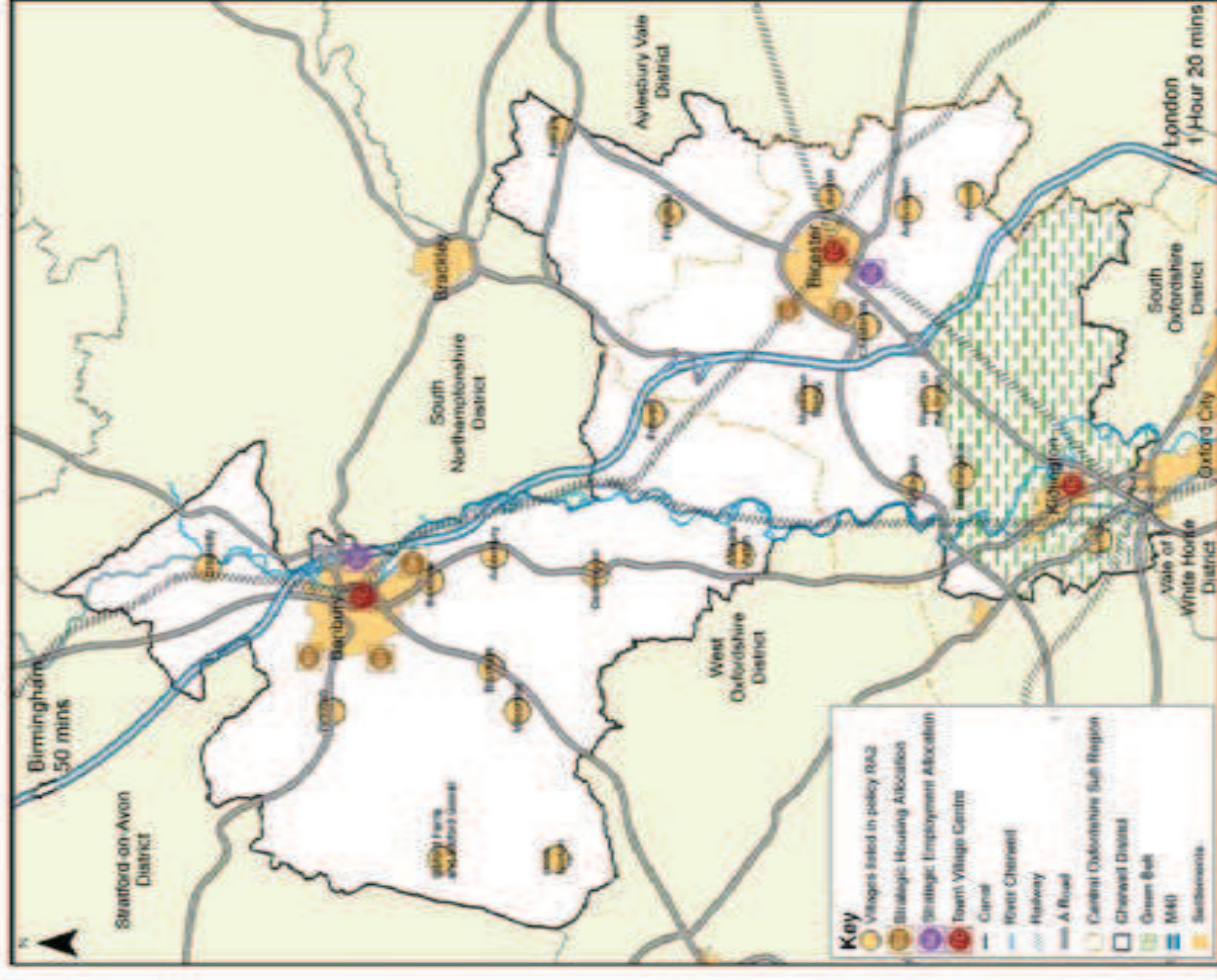
These groups of villages are identified in the table below

North Cherwell Villages	Total no of homes	Central Oxfordshire Villages	Total no of homes
Adderbury, Bodicote, Bloxham, Deddington	350	Ambrosden, Launton	180
Cropley, Hook Norton, Sibford Gower / Ferris, Writwell, Steeple Aston	250	-	0
Finnere, Fringford, Milcombe, Wroxton	130	Arncoth, Bletchington, Chesterton, Kidlington, Kirtlington, Middleton Stoney, Weston on the Green, Yarnton,	220

The council will prepare a further plan to consider which sites should be allocated for new housing at these villages. We will be consulting on this document in early 2011.



## Cherwell villages



## What about “windfall sites” within villages?

The draft core strategy includes a policy which sets out the approach that will be used to determine unplanned residential planning applications within the built up areas of villages – “windfall sites”. Within larger villages minor development, as well as infilling and conversions, will be considered.

### What is happening to Banbury United Football Club?

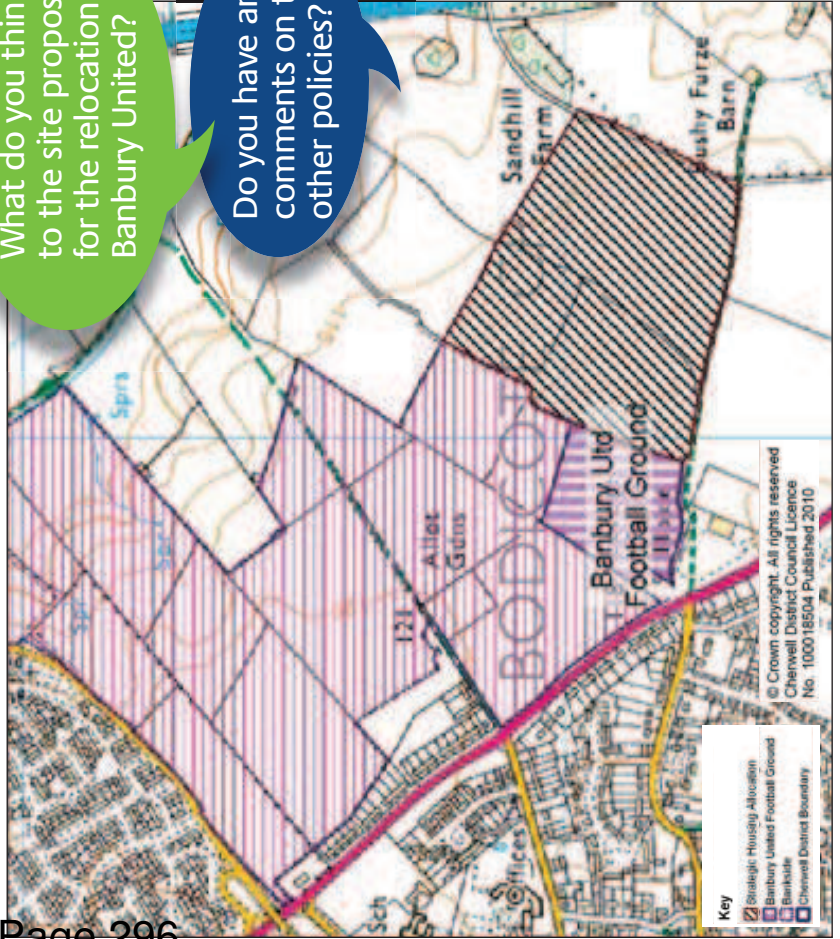
To enable the regeneration and delivery of the strategic site at Canalside at Banbury, the relocation of Banbury United Football Club is required. The Council has proposed a 5.1 ha site adjacent to the Oxford Road alongside Banbury Rugby Club. This will be provided alongside the allocation of land at Bankside for housing.

### What about the other policies?

The draft core strategy contains a wide number of other strategic policies that will support the major strategic allocations. These include policies on climate change, protecting the green belt, meeting the needs of the travelling communities and protecting Cherwell's ecology and landscape.

What do you think to the site proposed for the relocation of Banbury United?

Do you have any comments on the other policies?



### Where can you find out more about the draft core strategy?

The draft core strategy is available to view online at [www.cherwell.gov.uk/localdevelopmentframework](http://www.cherwell.gov.uk/localdevelopmentframework)

Hard copies are available to view at all public libraries in the district, the council's LinkPoints at Banbury, Bicester and Kidlington and the Cherwell District Council's main office at Bodicote House, Bodicote, Banbury.

### How can you get involved?

The council wants to know your views on the draft core strategy and how we deliver growth across the district until 2026.

The consultation runs from 22 February – 19 April 2010.

### How to make your comments

Complete the online questionnaire at <http://consult.cherwell.gov.uk/portal>

Download and complete a questionnaire from [www.cherwell.gov.uk/localdevelopmentframework](http://www.cherwell.gov.uk/localdevelopmentframework)

Request a questionnaire to be sent to you or pick one up at one of our exhibitions.

To request more details, send completed questionnaires and any other comments contact:

**Draft core strategy team,** Planning and Affordable Housing Policy, Planning, Housing and Economy, Cherwell District Council, Bodicote House, Banbury, OX15 4AA

Email: [planning.policy@cherwell-dc.gov.uk](mailto:planning.policy@cherwell-dc.gov.uk)

Phone: **01295 227970**

### Exhibitions

We will be holding a number of exhibitions throughout the District where you can come along and discuss the consultation with the planners.

Date	Venue	Time
5 March	Crown Walk, Bicester	9-5
6 March	Crown Walk, Bicester	9-5
13 March	Castle Quay, Banbury	9-5.30
30 March	Sunshine Centre, Bretch Hill, Banbury	9-7.30



The information in this document can be made available in other languages, large print braille, audio tape or electronic format on request. Please contact 01295 227001

Jezeli chcieliby Państwo uzyskać informacje w innym języku lub w innym formacie, prosimy dać nam znać. 01295 227001

ਜੇ ਇਹ ਜਾਣਕਾਰੀ ਤੁਹਾਨੂੰ ਕਿਸੇ ਹੋਰ ਭਾਸ਼ਾ ਵਿਚ ਜਾਂ ਕਿਸੇ ਹੋਰ ਰੂਪ ਵਿਚ ਚਾਹੀਦੀ, ਤਾਂ ਇਹ ਸਾਥੋਂ ਮੰਗ ਲਓ। 01295 227001

如欲索取以另一語文印製或另一格式製作的資料，請與我們聯絡。01295 227001

اگر آپ کو معلومات کسی دیگر زبان یا دیگر شکل میں درکار ہوں تو برائے مہربانی ہم سے پوچھئے۔

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## Appendix B

### Questionnaire Example

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# DRAFT CORE STRATEGY REPRESENTATION FORM



A draft core strategy has been prepared by the Council to manage future development across the District as part of the Local Development Framework.

It will be available to view and comment on from 22nd February – 19th April 2010

To view and comment on the document, and to view the draft sustainability appraisal and a summary leaflet visit [www.cherwell.gov.uk/localdevelopmentframework](http://www.cherwell.gov.uk/localdevelopmentframework). They are also available to view at the Districts public libraries, Banbury, Bicester and Kidlington LinkPoints and council offices. If you are unable to make your comments online please use this representation form.

Please note all comments received will be made publicly available. The sections of the Core Strategy that the questions relate to are shown with each question

**So we can register your comments please fill in your details below:**

**NAME:** .....

**ADDRESS:**  
.....  
.....  
.....

**EMAIL:** .....  
Your details will be added to our mailing list and you will be kept informed of future progress on the Core Strategy and other documents within the Local Development Framework. If you wish to be removed from this mailing list at any time please contact the Planning Policy Team. Details are at the end of this representation form.

## Question 1

**Do you support the following:**

	YES	NO
<b>Vision</b> (Section A.3)		
<b>Spatial Strategy</b> (Section A.3)		
<b>Strategic Objectives</b> (Section A.4)		

**If you answered no to any of the above, please give your reasoning**

.....  
.....

## Question 2

**Do you support the distribution of development across the District? (Section A.5.3 )**

Yes  No  **If no, please give your reasoning**

.....  
.....

# DRAFT CORE STRATEGY REPRESENTATION FORM

your place • your space  
• your say

**Question 3 Do you support the proposed locations for strategic housing and the reserve allocations?** (Sections A.5.2, B1 & B.2) **If not please give reasoning:**

Proposed Allocations	YES	NO	Reserve Allocations	YES	NO
North West Bicester (NWB1)			Land at South West Bicester (BIC1 – Reserve)		
Canalside ( BAN1)			Land West of Warwick Road (BAN4)		
Land west of Bretch Hill (BAN2)			Land North of Hanwell Fields (BAN5)		
Land at Bankside (BAN3)					

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**Question 4 Do you support the principle of reserve sites?** (Section B1 &B2)

Yes  No  If not, please give your reasoning

.....  
 .....

**Question 5 Do you support the villages identified to accommodate housing in the rural areas?** (Section B.3)

Yes  No  If not, please give your reasoning

.....  
 .....

**Question 6 Do you support the housing numbers distributed to the groups of villages identified** (Section B.3)?

Yes  No  If not, please give your reasoning

.....  
 .....

**Question 7 Do you agree with the approach to be used to determine windfall residential properties within vil-  
lages** (Section B3)?

Yes  No  If not, please give your reasoning

.....  
 .....

# DRAFT CORE STRATEGY REPRESENTATION FORM

your place • your space • your say

**Question 8 Do you support the policy for meeting affordable housing requirements? (Section A.5.3)**

Yes  No  If not, please give reasoning

.....  
 .....  
 .....

**Question 9 Do you support the Council's approach to rural exception sites? (Section B3)**

Yes  No  If not, please give reasoning

.....  
 .....  
 .....

**Question 10 Do you support the proposed locations for strategic employment? (Section A.5.2, B1 & B2)**

Bicester	YES	NO	Banbury	YES	NO
South West Bicester			Land west of M40		
North West Bicester					

If not please give reasoning:

.....  
 .....  
 .....

**Question 11 Do you support the locations proposed for strategic urban centre allocations? (Section A.5.4, B.1, B.2 & B.3)**

Bicester	YES	NO	Banbury	YES	NO
Land at Bure Place Car Park			Land at Bolton Road		
			Land Between Castle Quay and Spiceball Leisure Centre		

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# DRAFT CORE STRATEGY REPRESENTATION FORM

your place • your space • your say

**Question 12** Do you support the site allocated for the relocation of Banbury United Football Club? (Section B.2)

Yes  No  If not, please give reasoning

.....  
.....  
.....

**Question 13** Do you support the other policies within the draft core strategy ?

Yes  No  If not, please give reasoning

.....  
.....  
.....

**Question 14** Do you have any other comments on the Draft Core Strategy? Please continue on a separate sheet if required and attach

.....  
.....  
.....  
.....  
.....

**Question 15** Do you have any comments on the draft Sustainability Appraisal?

.....  
.....  
.....

Please send completed representation forms by 19<sup>th</sup> April 2010 to:

Planning Policy Team  
Cherwell District Council  
Bodicote House, Bodicote  
Banbury, OX15 4AA

Fax: 01295 221856  
Email: [planning.policy@cherwell-dc.gov.uk](mailto:planning.policy@cherwell-dc.gov.uk)

If you have any questions on the consultation, the draft Core Strategy or any of its supporting documents, please contact the Planning Policy Team on 01295 227970 or email [planning.policy@cherwell.gov.uk](mailto:planning.policy@cherwell.gov.uk).

## Appendix C

### Executive Summary

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## Draft core strategy

### Executive summary



**Executive Summary ..... 3**

**Appendices**

**1 Proposals Maps ..... 13**  
**2 Key Diagram ..... 25**



## Executive Summary

This draft core strategy is an important document for Cherwell District. Upon adoption it will set out broadly how the district will grow and change in the period up to 2026. The Core Strategy must set out the long term spatial vision for Cherwell District and contain policies to help deliver that vision.

The Council is keen to seek the views of the public and all stakeholders on the content of the draft core strategy. The consultation is taking place between **22<sup>nd</sup> February and 19<sup>th</sup> April 2010**. More details of where the Core Strategy can be viewed, and how you can make comments, and what happens next, can be found in the Introduction to the draft core strategy in Section 1 or at <http://www.cherwell.gov.uk/localdevelopmentframework>.

This Executive Summary seeks to give an overview of the main policies in the draft core strategy. It can, however, only signpost readers to the policies. You are recommended to read the policies in detail to understand the strategy that the Council is putting forward.

The section numbers highlighted throughout this Executive Summary are references to the draft core strategy document.

## Structure of the Draft Core Strategy

The draft core strategy has been structured to look firstly at the whole of Cherwell District, and secondly at the various places within it.

- Section A considers **Cherwell District** as a whole. It includes a vision for the district, a spatial strategy, a series of key objectives and a number of policies
- Section B looks at different places within the district: **Bicester, Banbury** and our **villages and rural areas**. For each area it also contains a vision, spatial strategy, series of key objectives and a number of policies
- Section C considers how the Core Strategy will be **delivered**.
- Section D sets out how the objectives and policies of the Core Strategy will be **monitored**.

## Vision Strategy and Objectives

Underpinning the draft core strategy is a **vision** and a **spatial strategy** for Cherwell District (Section A.3). Our **spatial strategy** for how we manage the growth of the district can be summarised as:-

- Focus growth in and around Banbury and Bicester, including the eco-development at North West Bicester
- Deliver approximately 1,000 homes at RAF Upper Heyford
- Support growth in Kidlington where this meets local needs, subject to green belt constraints
- Limit growth in the rest of our rural areas towards larger and more sustainable villages
- Strictly control development in open countryside.

There are then fourteen strategic **objectives** (Section A.4) and the policies which follow seek, wherever possible, to meet these objectives.



### Question 1

Do you support the **vision** for Cherwell District?

### Question 2

Do you support the **spatial strategy** for Cherwell District?

### Question 3

Do you support the fourteen **strategic objectives**?

## The policies in the Draft Core Strategy

The draft core strategy contains a large number of policies that will be important in shaping the future development of the district. A few of the key policies are set out below.

### The overall distribution of development across the district (Policy H 1 – Section A.5.3)

The South East Plan requires Cherwell District to deliver 13,400 new homes across the district between 2006 and 2026. It divides the District in two, and sets separate figures for the northern part of the District (Banbury and North Cherwell) and for the southern part (Bicester and Central Oxfordshire). These figures are set out in Table 1.

As the Council has decided to identify North West Bicester as a strategic allocation for Bicester (see Table 2), there will therefore be more housing distributed to Bicester than is set out in the South East Plan.

As a consequence of this extra housing at Bicester, the draft core strategy proposes to reduce the overall level of growth directed to the rural areas of the district. Accordingly, the target for the rural areas is reduced by 600. Within this, it further proposes that there should be a particular reduction in the target for villages in southern (Central Oxfordshire) part of the district.

The proposed overall development strategy for the draft core strategy is therefore shown in Table 1. The table also shows the residual housing requirement, which takes account of housing already completed, sites with planning permission such as Upper Heyford, as well as deliverable and developable sites.

**Table 1 Proposed overall development strategy in the draft core strategy**

	South East Plan requirement	South East Plan as adjusted for Core Strategy	Residual housing requirement (April 2009)
Bicester	4,900	5,500	2,989
Rest of Central Oxfordshire	1,500	1,140	393
<b>Bicester &amp; Central Oxfordshire total</b>	<b>6,400</b>	<b>6,640</b>	<b>3,382</b>
Banbury	4,800	4,800	1,472
Rest of North Cherwell	2,200	1,960	732
<b>Banbury &amp; North Cherwell total</b>	<b>7,000</b>	<b>6,760</b>	<b>2,204</b>
<b>Total</b>	<b>13,400</b>	<b>13,400</b>	<b>5,586</b>

**Question 4**

Do you support the proposed overall distribution of development across the District (development strategy)?

**Identifying locations for new housing****Banbury and Bicester**

In Section B the draft core strategy identifies key strategic housing sites that will need to be developed to meet needs within Banbury and Bicester for the period up to 2026. Strategic sites are those that can accommodate over 400 homes. It does not identify all sites for new housing for the period up to 2026.

The following sites are allocated to meet strategic housing needs for Bicester and Banbury.

**Table 2 Proposed strategic housing allocations in Bicester and Banbury**

Site	Capacity	Policy no.	Section
<b>Bicester</b>			
North West Bicester (eco-development)	3,000 <sup>(1)</sup>	NWB 1	A.5.2
<b>Banbury</b>			
Canalside	1,200	BAN 1	B.2
Land West of Bretch Hill	400	BAN 2	B.2
Land at Bankside	400	BAN 3	B.2
<sup>(1)</sup> The total capacity of the North West Bicester eco-development is 5,000, however it is estimated that 2,000 of these will be built in the period after 2026			

### Question 5

Do you support the locations proposed for strategic housing allocations?

### Question 6

Are there any other sites you think should be allocated as a strategic housing location within the Core Strategy?

### Reserve Sites

In addition, a number of “reserve sites” are identified. These sites will only be released if the above allocated sites do not come forward, or do not deliver new housing at the rate expected of them. The draft core strategy includes specific targets that would trigger the release of these sites.

### Question 7

Do you support the principle of reserve sites?

**Table 3 Proposed reserve strategic allocations in Bicester and Banbury**

Site	Capacity	Policy no.	Section
<b>Bicester</b>			
South West Bicester phase 2	750	BIC 1	B.1
<b>Banbury</b>			
Land west of Warwick Road	400	BAN 4	B.2
Land north of Hanwell Fields	400	BAN 5	B.2

**Question 8**

Do you support the locations proposed for **reserve** strategic housing allocations?

**The villages and rural areas**

Within the rural areas, the draft core strategy does not identify the specific sites where future housing will go, however it does give a broad indication of where allocations will be made. The document that will allocate sites in the rural area is the "Delivery Development Plan Document", and the Council will be publishing a draft of this document in early 2011.

Policy RA 2 (Section B.3) identifies 23 villages within the district within which these allocations will be made. These are shown in Table 4. The policy does not propose a housing target for individual villages, but it does set a target that will need to be met by groupings of villages. The precise distribution of this will be determined by the Delivery DPD.

**Table 4 Distribution of housing in the rural areas**

North Cherwell		Central Oxfordshire	
Villages	Total no.	Villages	Total no.
Adderbury, Bodicote, Bloxham, Deddington	350	Ambrosden, Launton	180
Cropredy, Hook Norton, Sibford Gower / Ferris, Fritwell, Steeple Aston	250	-	0
Finmere, Fringford, Milcombe, Wroxton	130	Arncott, Bletchington, Chesterton, Kidlington, Kirtlington, Middleton Stoney, Weston on the Green, Yarnton	220

**Question 9**

Do you support the villages identified to accommodate housing in the rural areas?

**Question 10**

Do you support the housing numbers distributed to the groups of villages identified?

The draft core strategy also includes a policy on village categorisation (Policy RA 1 - Section B.3). This sets out the approach that will be used to determining “windfall” residential proposals that come forward within villages. “Windfall” proposals are unplanned residential planning applications. The policy lists those villages which may be suitable for some residential development. Smaller villages may only be suitable for infill housing, whilst larger villages may be able to accommodate minor development.

**Question 11**

Do you agree with the approach to be used to determine windfall residential properties within villages?

**Affordable housing**

Affordable housing is housing for social rent or ‘intermediate’ housing such as shared ownership.

Policy H5 (Section A.5.3) within the draft core strategy sets out the approach for meeting affordable housing requirements. It sets out a percentage requirement for different parts of the district and a minimum threshold at which affordable housing would be required.

**Table 5 Affordable housing policy as set out in draft core strategy**

	Requirement	Threshold
Banbury & Bicester	30%	10
Kidlington	35%	10
Rural Areas	35%	3

**Question 12**

Do you support the policy for meeting affordable housing requirements?

In meeting the need for affordable housing in rural areas, the draft core strategy supports the use of "rural exception sites" in appropriate cases. Rural exceptions sites are sites specifically identified for affordable housing in rural communities which would not normally be used for housing. The Council's approach is set out in Policy RA 3 (Section B.3).

**Question 13**

Do you support the Council's approach to rural exception sites?

**Economic Development****Employment land**

The draft core strategy seeks to ensure that there is a balanced supply of employment land to meet the needs of the district for the plan period. Policy E1 (Section A.5.4) seeks, as a general principle, to protect existing employment land and buildings. The draft core strategy allocates three strategic employment areas to meet the employment plan needs over the plan period. These are:

**Table 6 Proposed strategic employment allocations**

Site	Area (ha)	Policy no.	Section
<b>Bicester</b>			
North West Bicester	32 <sup>(1)</sup>	NWB 1	A.5.2
South West Bicester	22	BIC 2	B.1
<b>Banbury</b>			
Land west of M40	21	BAN 6	B.2
<sup>(1)</sup> Estimate. The precise area for employment uses at North West Bicester will be determined through a master plan for the area. North West Bicester is anticipated to deliver land for 3,000 jobs by 2026 (5,000 for the eco-development as a whole).			

**Question 14**

Do you support the locations proposed for strategic employment uses?

**Question 15**

Are there any other sites we should allocate as a strategic employment site?

## Urban Centres

The draft core strategy seeks to direct retail and other town centre appropriate development to the three urban centres in the district (Policy E 2 – Section A.5.4) and sets the boundaries for the centres; Banbury (Policy BAN 7 – Section B.2), Bicester (BIC 3 – Section B.1) and Kidlington (RA 5 – Section B.3) It also identifies the following strategic allocations:-

**Table 7 Proposed strategic urban centre allocations**

Site	Proposed use	Area (ha)	Policy no.	Section
<b>Bicester</b>				
Land at Bure Place car park	Shopping, leisure	3.07	BIC 4	B.1
<b>Banbury</b>				
Land at Bolton Road	Retail/ mixed uses	1.5	BAN 8	B.2
Land between Castle Quay Shopping Centre and Spiceball Leisure Centre	"Cultural Quarter" Refurbished Arts Centre, new library, public space, car parking	2.1ha	BAN 9	B.2

### Question 16

Do you support the locations proposed for strategic urban centre allocations?

### Question 17

Are there any other sites we should propose as strategic urban centre allocations?

## Banbury United

To enable the regeneration and delivery of the strategic site at Canalside, the relocation of Banbury United Football Club is required. The approach taken for achieving this is set out within the draft core strategy in Policy BAN 11 (Section B.2). The Council has proposed a site for the football club adjacent to the Oxford Road alongside Banbury Rugby Club.

### Question 18

Do you support the site allocated for the relocation of Banbury United Football Club?

## Other policy areas

The draft core strategy contains a wide number of other strategic policies that will support the major strategic allocations. These include the following:-

**Table 8 Supporting strategic policies**

Subject	Policies	Section
Climate Change	SD1 - SD2	A.5.1
Protecting Cherwell's ecology and landscapes	SD7 - SD11	A.5.1
Green Belt	SD12	A.5.1
The built environment	SD13	A.5.1
Making efficient use of land	H3	A.5.3
The mix of housing	H6	A.5.3
Travelling communities	H8	A.5.3
Meeting infrastructure needs (including green infrastructure, sport, recreation and community facilities)	I1- I5	A.5.5
Meeting the needs for cemeteries in Bicester	BIC 6	B.1
Monitoring the delivery of the Core Strategy	MON1 - MON4	D

### Question 19

Do you support the other policies set out within the draft core strategy?

### Question 20

Do you have any other comments on the draft core strategy?

## Sustainability Appraisal

The Council has also produced a Sustainability Appraisal alongside the draft core strategy. This assesses the policies within the draft core strategy against a number of economic, social and environmental objectives.

### Question 21

Do you have any comments on the Sustainability Appraisal?



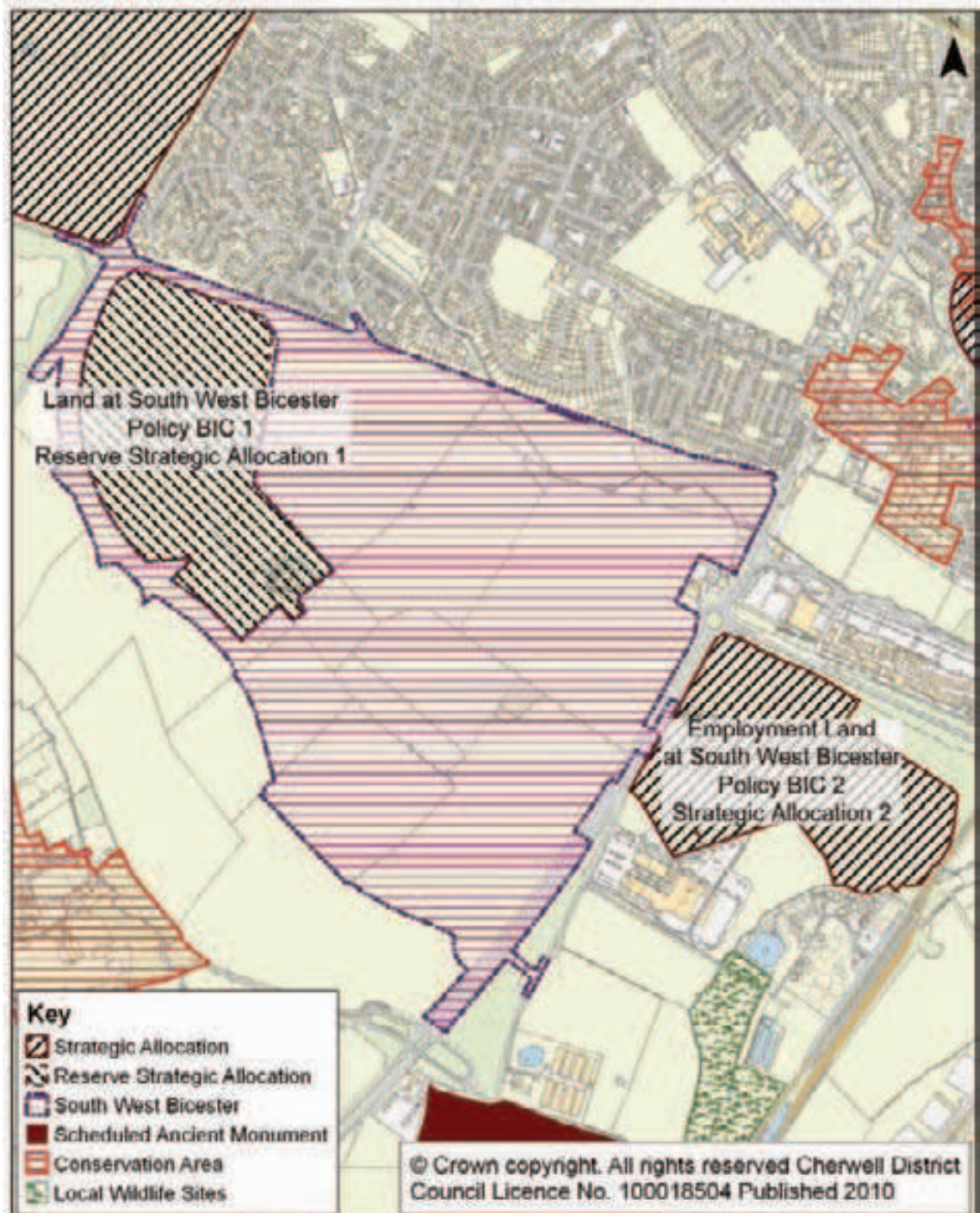


## Appendix 6 Proposals Maps

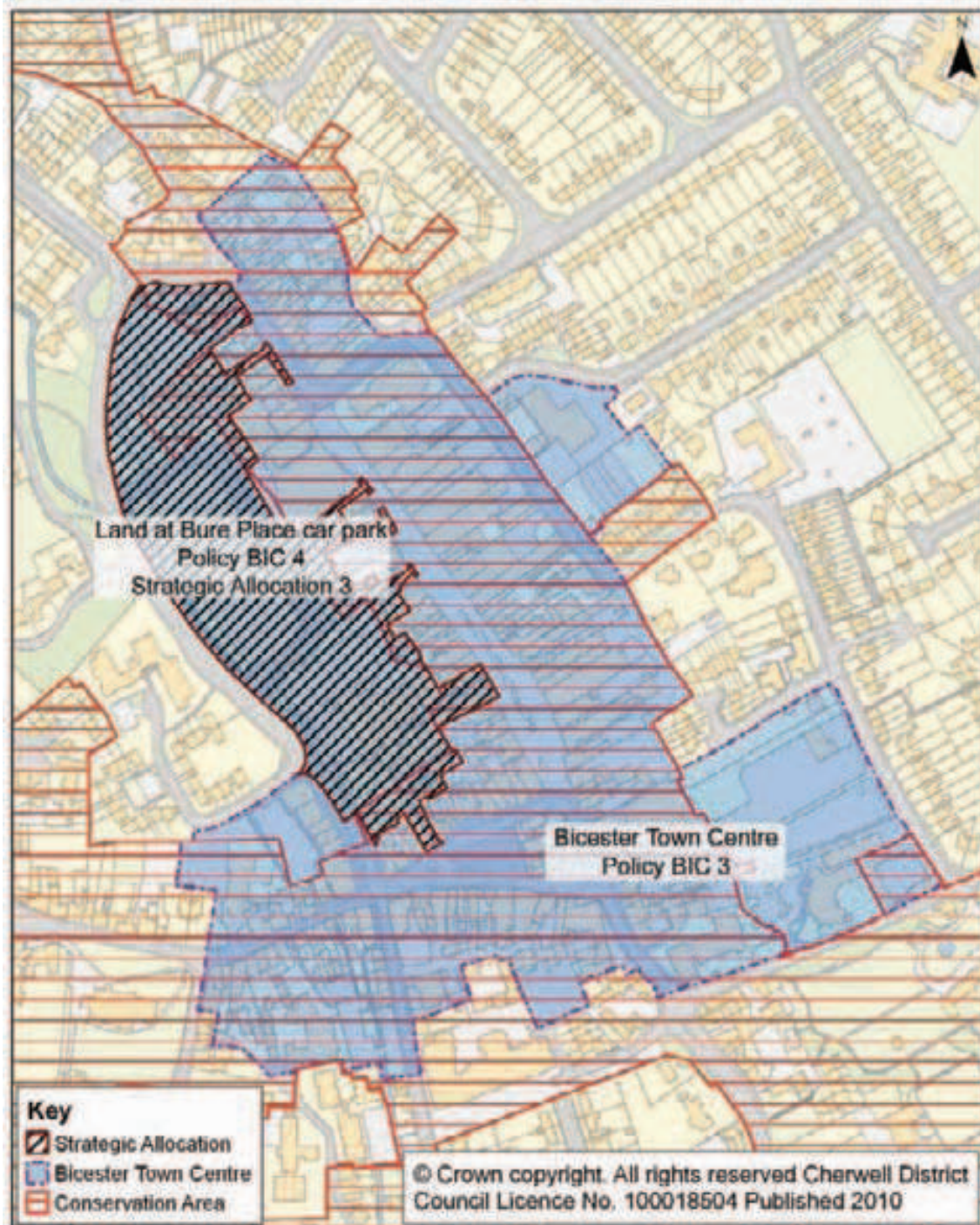
Map 1 Strategic Allocation 1: North West Bicester (Policy NWB 1)



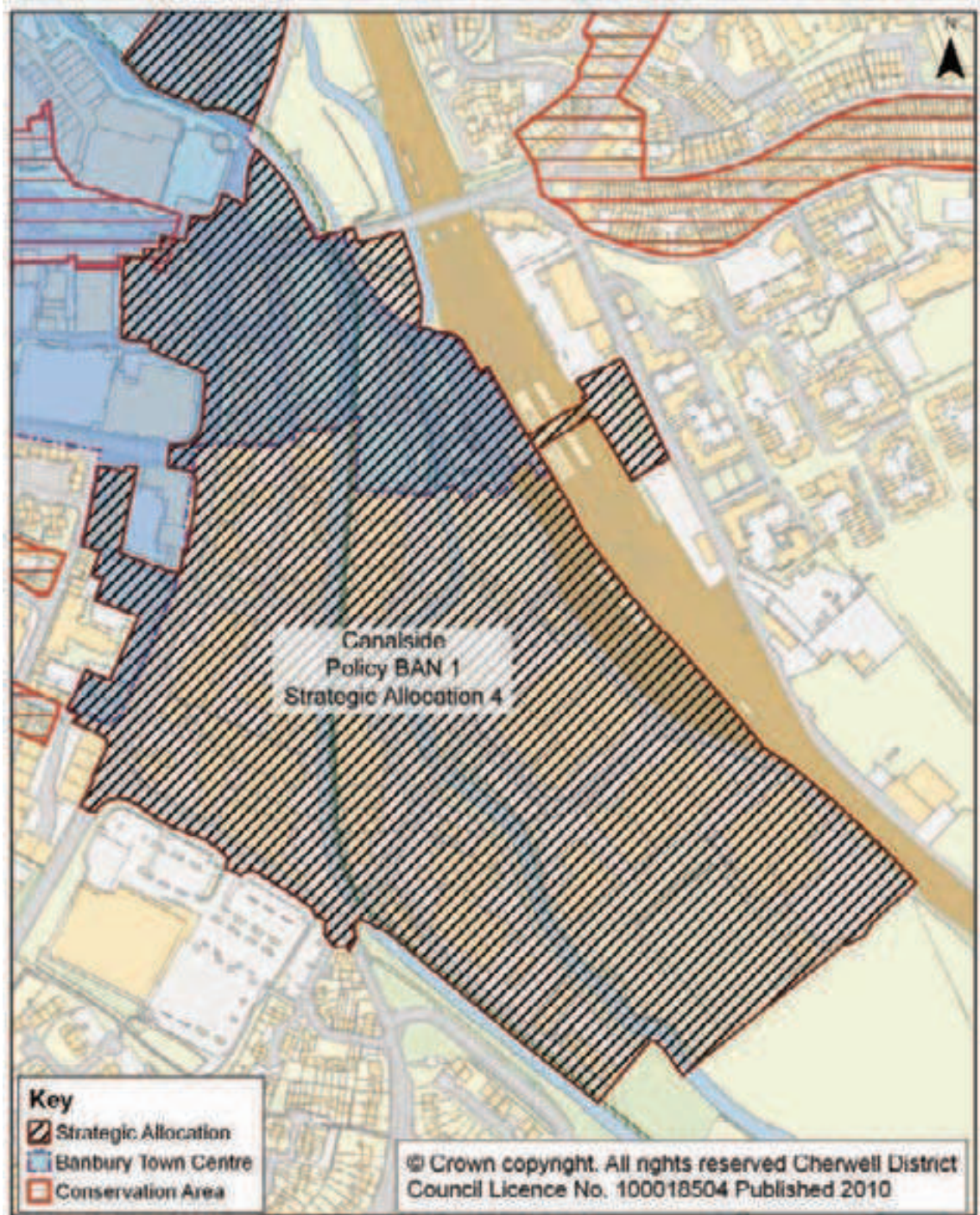
Map 2 Reserve Strategic Allocation 1: South West Bicester (BIC 1) and Strategic Allocation 2: Employment Land at South West Bicester (BIC 2)



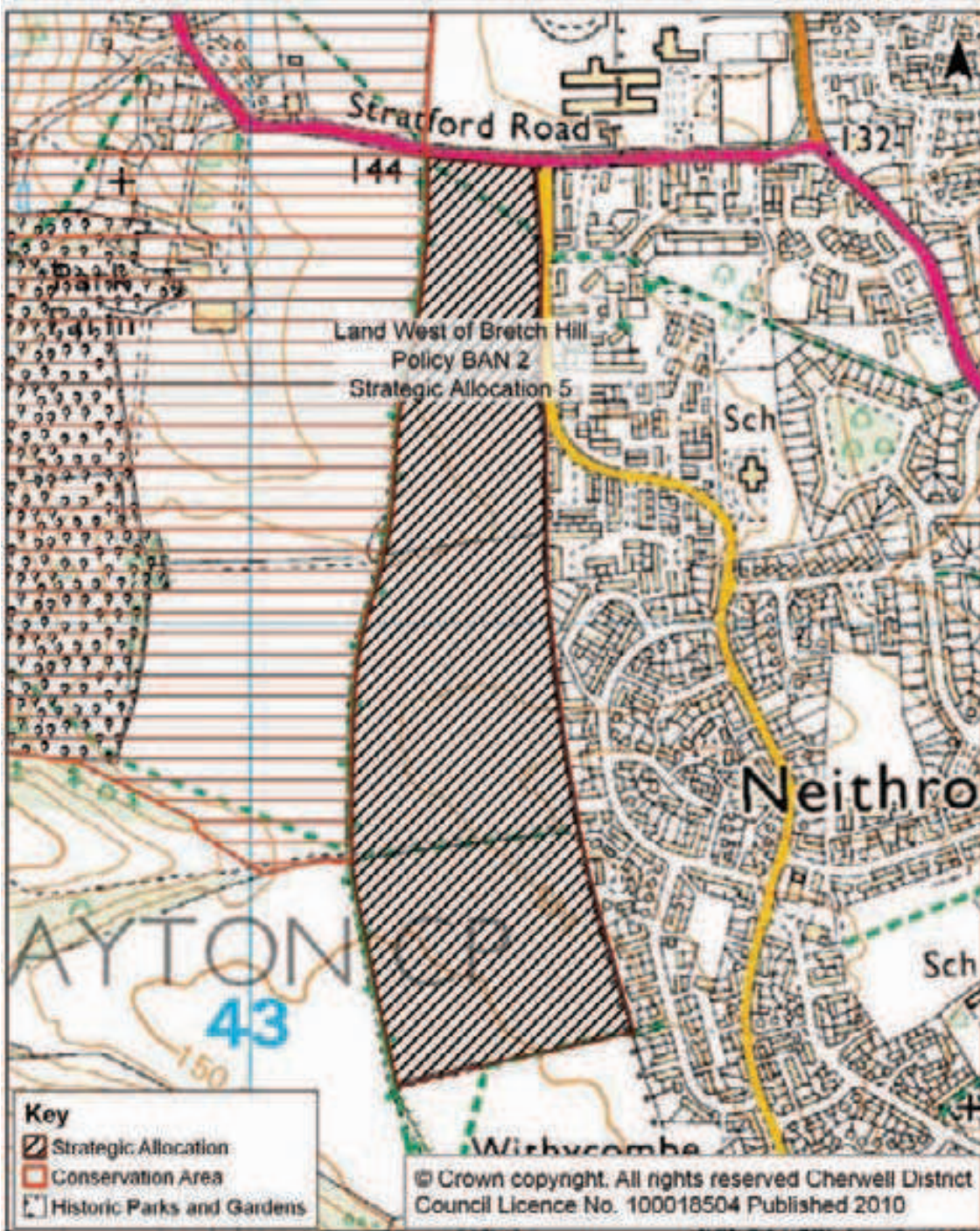
Map 3 Supporting Bicester Town Centre (Policy BIC 3) and Strategic Allocation 3: Land at Bure Place Car Park (Policy BIC 4)



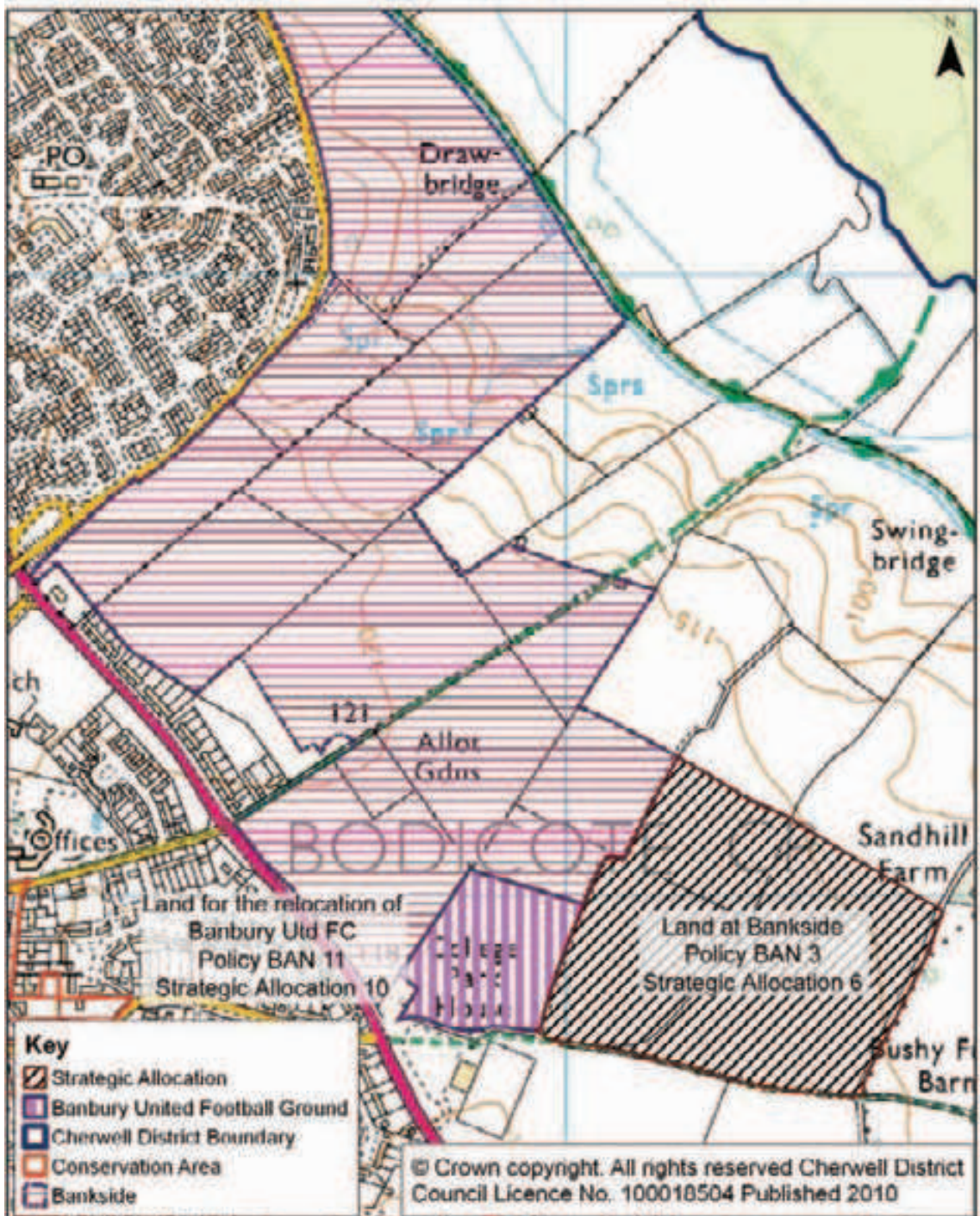
Map 4 Strategic Allocation 4: Banbury Canalside (BAN 1)



Map 5 Strategic Allocation 5: Land West of Bretch Hill (BAN 2)



Map 6 Strategic Allocation 6: Land at Bankside (BAN 3) and Strategic Allocation 10: Land for the Relocation of Banbury United FC (BAN 11)

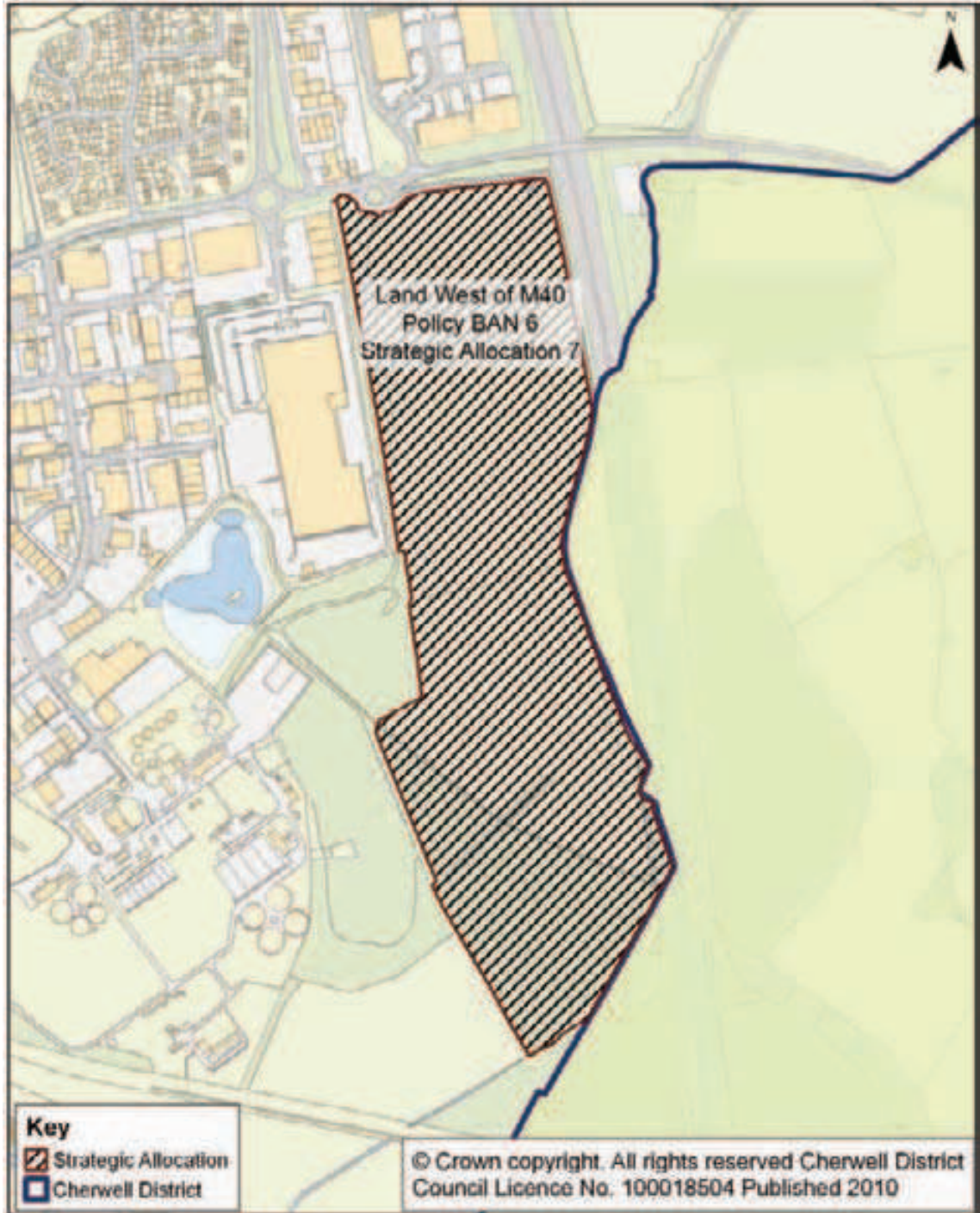


Map 7 Reserve Strategic Allocation 2: West of Warwick Road (BAN 4) and Reserve Strategic Allocation 3: North of Hanwell Fields (BAN 5)

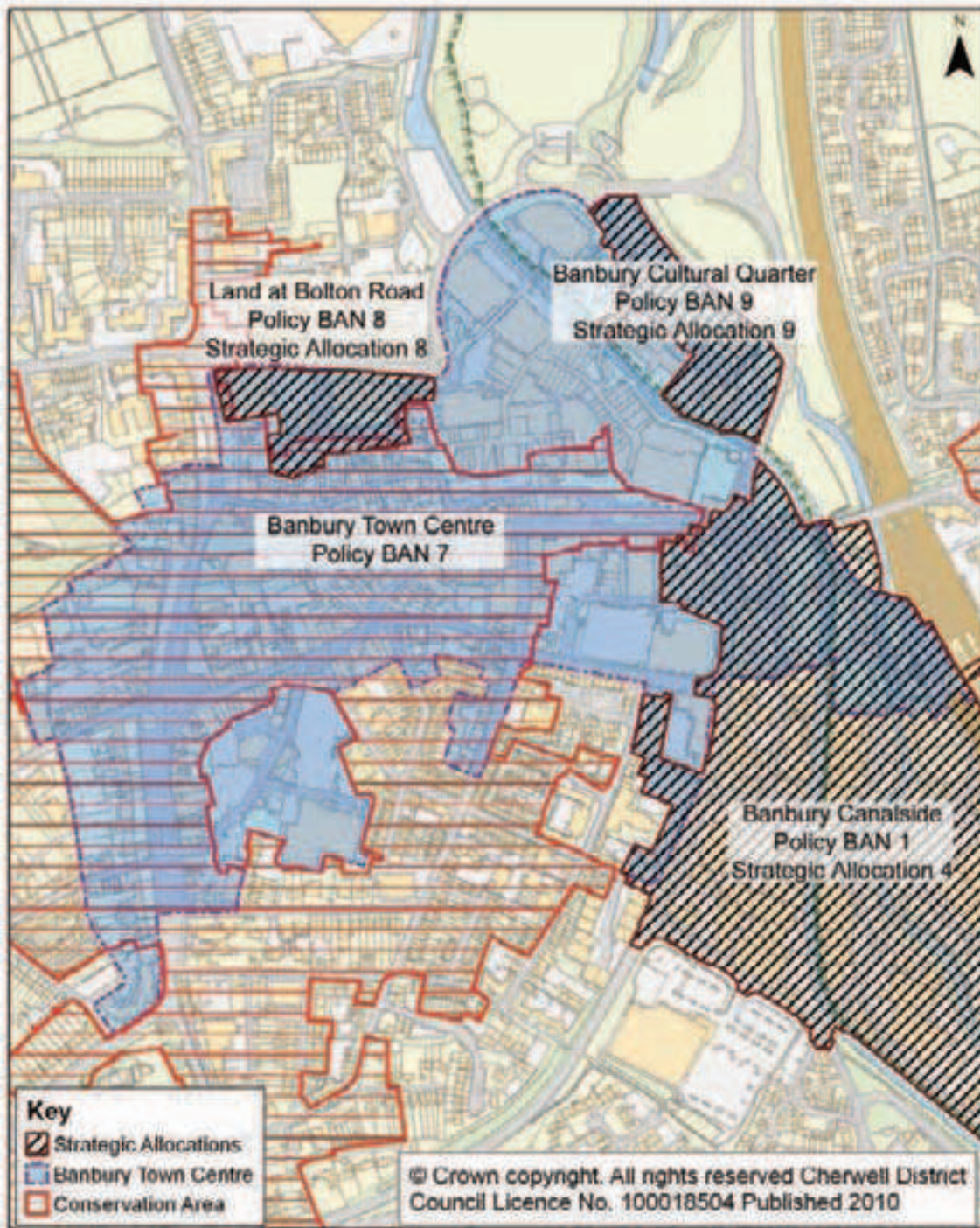




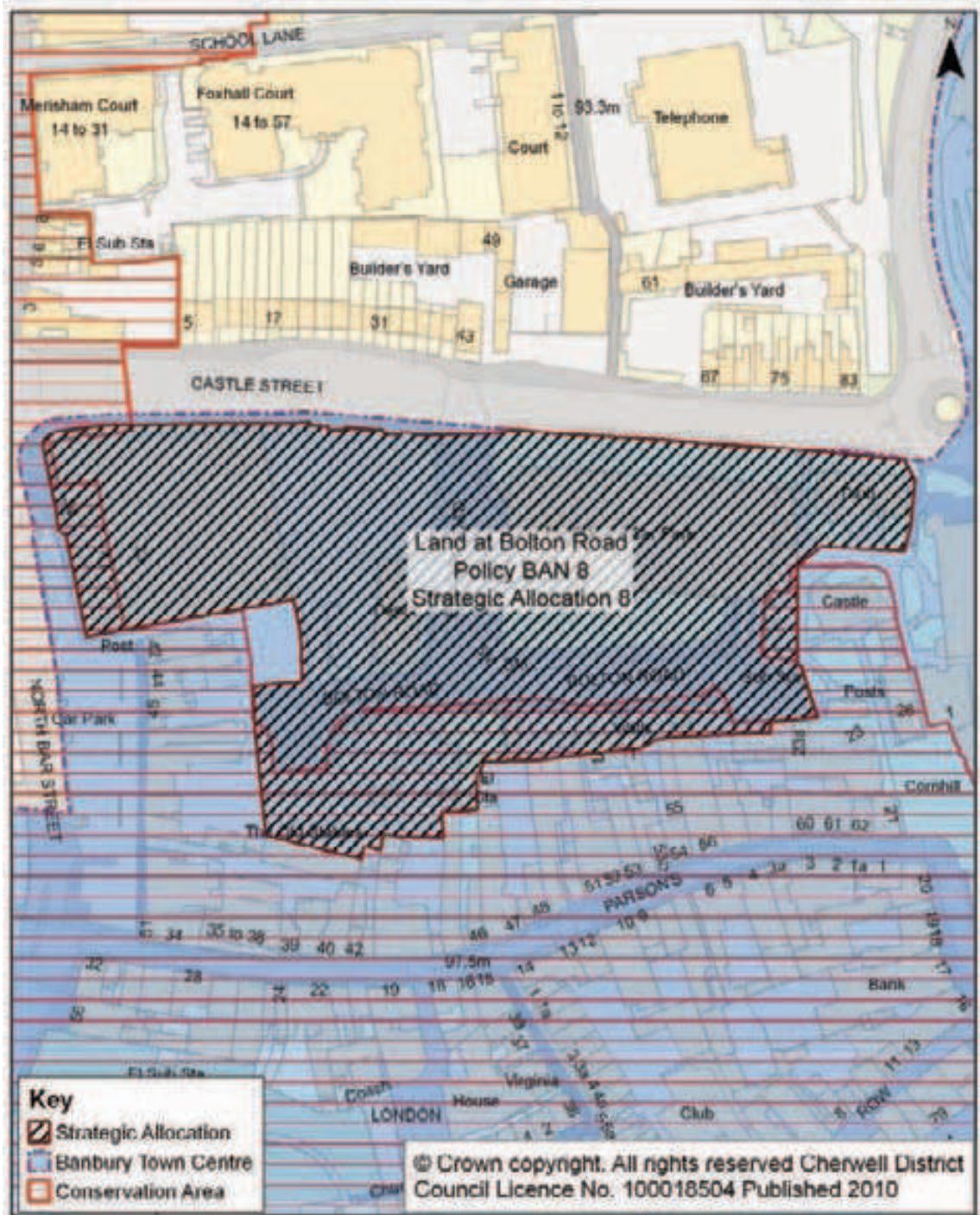
Map 8 Strategic Allocation 7: Land West of M40 (BAN 6)



Map 9 Supporting Banbury Town Centre (BAN 7)



Map 10 Strategic Allocation 8: Land at Bolton Road (BAN 8)



Map 11 Strategic Allocation 9: Banbury Cultural Quarter (BAN 9)

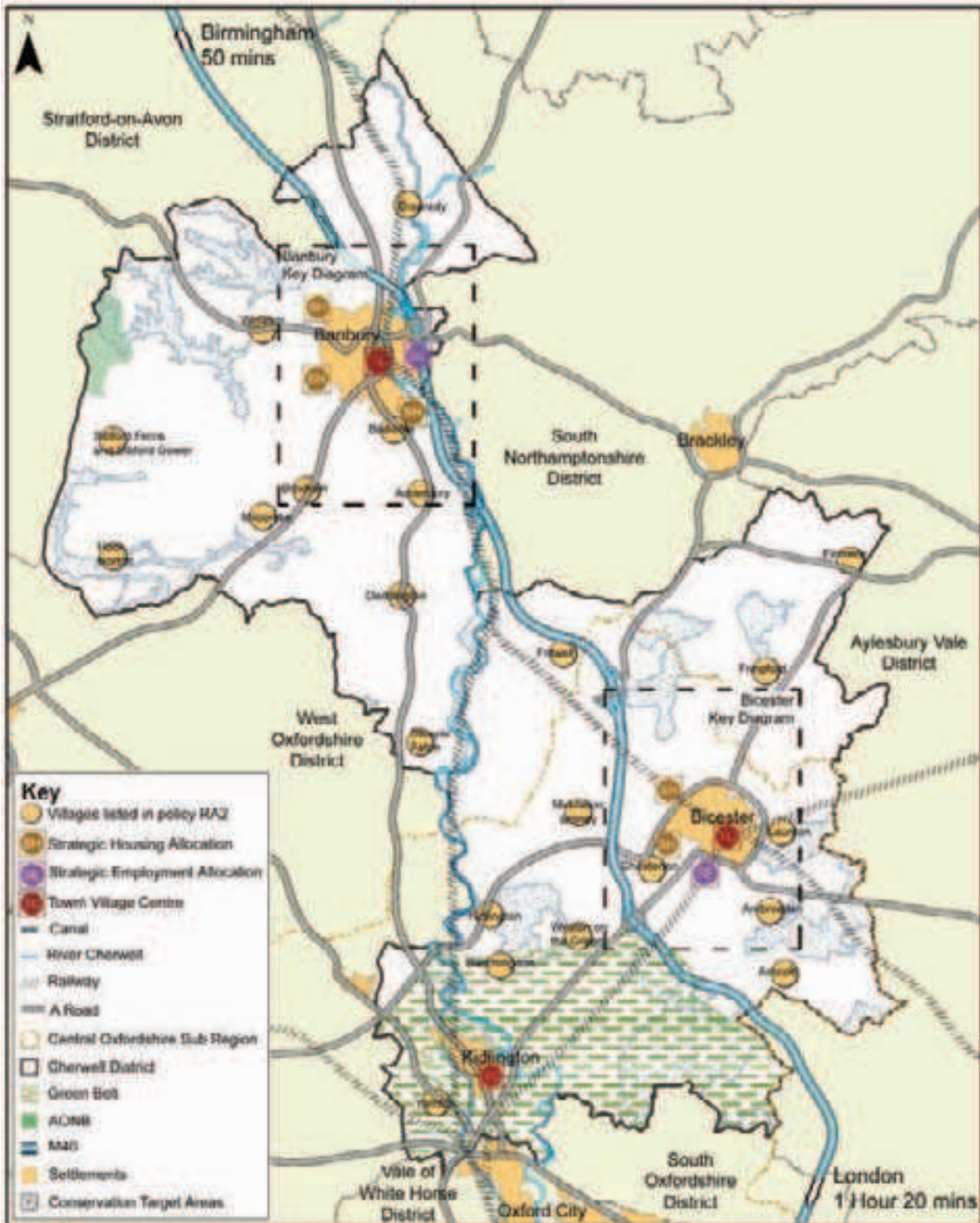


Map 12 Supporting Kidlington Village Centre (RA 5)

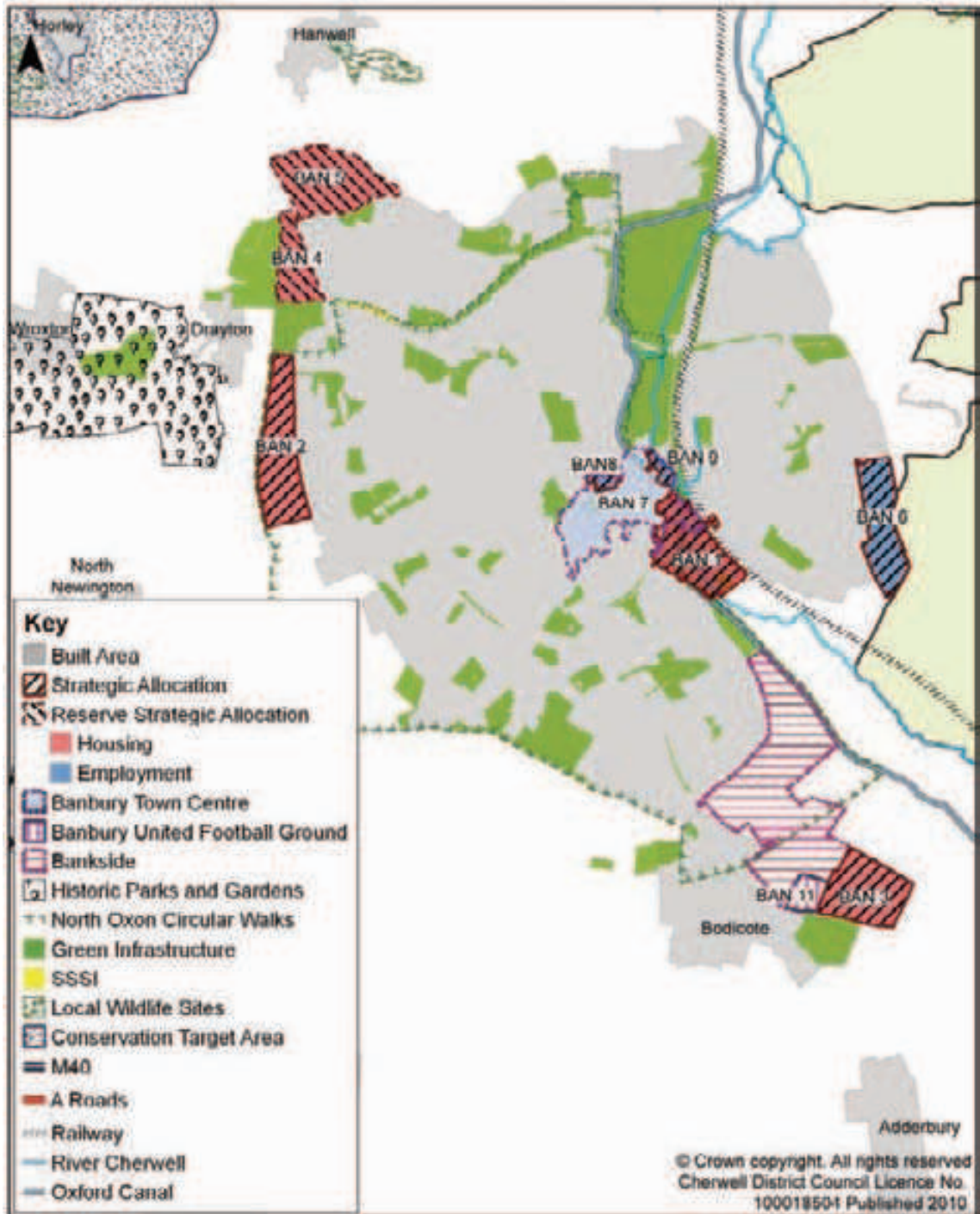


## Appendix 7 Key Diagram

Map 13 District Key Diagram



Map 14 Banbury Key Diagram



Map 15 Bicester Key Diagram









The information in this document can be made available in other languages, large print braille, audio tape or electronic format on request. Please contact 01295 227001

.Jeżeli chcesz by Państwo uzyskał informacje w innym języku, w innym formacie, prosimy dać nam znać. 01295 227001

से विद्य सहाय्यती कुवास्तु विमे ऐत इत्था विद्य सा विमे ऐत रुप विद्य सापीसी।  
उा विद्य साधे भेज सधे: 01295 227001

如欲索取以另一種文印製或另一格式製作的資料，  
請與我們聯絡。01295 227001

اگر آپ کو معلومات کسی دیگر زبان یا دیگر شکل میں درکار ہوں تو براۓ مہربانی ہم سے پوچھئے۔  
01295 227001

## Appendix D Letter

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## Planning, Housing & Economy

John Hoad Strategic Director Planning, Housing and Economy

Philip Clarke Head of Planning and Affordable Housing Policy

# Cherwell

DISTRICT COUNCIL  
NORTH OXFORDSHIRE

Bodicote House  
Bodicote • Banbury  
Oxfordshire • OX15 4AA  
Telephone 01295 252535  
Textphone 01295 221572  
DX 24224 (Banbury)  
<http://www.cherwell.gov.uk>

---

Please ask for **Charlotte Morbey** Our ref Your ref  
Direct Dial 01295 227970 Fax 01295 221856 Email [Charlotte.morbey@cherwell-dc.gov.uk](mailto:Charlotte.morbey@cherwell-dc.gov.uk)

---

19<sup>th</sup> February 2010

Dear

**HOW WILL CHERWELL DISTRICT GROW?  
DRAFT CORE STRATEGY - A PUBLIC CONSULTATION  
22 FEBRUARY TO 19 APRIL 2010**

The Council is preparing a Core Strategy Development Plan Document that will form part of the Council's Local Development Framework.

Once adopted, the Core Strategy will set the broad planning framework for meeting the future needs of Cherwell. It will set out;

- How the district will grow and how this will be delivered
- Where this growth will take place, including identifying strategic sites for housing and employment.

From 22<sup>nd</sup> February 2010 we will be consulting on the Draft Core Strategy. The consultation paper along with the draft sustainability appraisal, a leaflet and a questionnaire will be available on-line at <http://www.cherwell.gov.uk/localdevelopmentframework> and also be available to view at the locations overleaf.

Comments can be made on-line at <http://consult.cherwell.gov.uk/portal>. Alternatively, completed questionnaires or any other comments can be emailed to [planning.policy@cherwell-dc.gov.uk](mailto:planning.policy@cherwell-dc.gov.uk) or posted to: Planning and Affordable Housing Policy Team, Cherwell District Council, Bodicote House, Bodicote, Banbury, OX15 4AA. All comments must be received by Monday 19 April 2010.

Please note that all comments received will be made available for public viewing. For further information about this consultation, if our address list needs updating or you wish to be removed from our mailing list, please contact me on 01295 227970 or email [planning.policy@cherwell-dc.gov.uk](mailto:planning.policy@cherwell-dc.gov.uk)

Continued over



## Exhibitions

The council will be holding a number of exhibitions throughout the consultation where we will be available to discuss the draft Core Strategy.

We will be at:

Venue	Date	Time
Crown Walk, Bicester	Friday 5 <sup>th</sup> March	9 – 5pm
Crown Walk, Bicester	Saturday 6 <sup>th</sup> March	9 – 5pm
Castle Quay Shopping Centre Banbury	Saturday 13 <sup>th</sup> March	9 – 5.30pm
Cherwell District Council Office, Bodicote House, Bodicote	Thursday 25 <sup>th</sup> March	9 – 5.30pm
Sunshine Centre, Bretch Hill, Banbury	Tuesday 30 <sup>th</sup> March	9 – 7.30pm

Many Thanks

**Charlotte Morbey**  
**Community Engagement Officer**  
**Deposit Locations**

The Draft Core Strategy and its supporting documents are also available to inspect at the deposit points listed below. Copies of the representation form can also be obtained at these deposit points.

- **Cherwell District Council Offices**, Bodicote House, Bodicote, Banbury, OX15 4AA  
8.45am (10.00am Wednesday) - 5.15pm Monday -Friday
- **Banbury Library**, Marlborough Road, Banbury, OX16 5DB  
Monday 9am – 1pm, Tuesday 9am-7pm, Wednesday 9am – 8pm, Thurs and Friday 9am – 7pm, Saturday 9am – 4.30pm
- **Neithrop Library**, Community Centre, Woodgreen Avenue, Banbury OX16 0AT  
Monday 10am – 7pm, Tuesday Closed, Wednesday 2pm – 5pm, Thursday 10am – 1pm, Friday 10am- 5pm, Saturday 9.30am – 1pm
- **Bicester Town Council**, The Garth, Launton Road, Bicester, OX26 6PS  
Monday – Thursday 9am – 5pm, Friday 9am – 4pm
- **Bicester Library**, Old Place Yard, Bicester OX26 6AU  
Monday 9.30am – 7pm, Tuesday 9.30-5pm, Wednesday and Thursday 9.30am – 7pm, Friday 9.30am – 5pm, Saturday 9am-4.30pm
- **Kidlington Library**, Ron Groves House, 23 Oxford Road, Kidlington, OX5 2BP  
Monday 9.30am – 5pm, Tuesday 9.30am – 7pm, Wednesday 9.30am – 1pm, Thursday 9.30am – 5pm, Friday 9.30am – 7pm, Saturday 9.00am – 4.30pm
- **Adderbury Library**, Church House, High Street, Adderbury, OX17 3LS  
Tuesday: 10 am –12 noon & 3 – 7pm, Thursday: 2pm – 5pm & 6 – 7pm, Friday: 10am – 12 noon & 2 pm – 5pm, Saturday: 9.30 am –1pm
- **Deddington Library**, The Old Court House, Horse Fair, Deddington, Oxon. OX15 0SH  
Monday 2pm - 5pm, 5.30pm - 7pm, Tuesday Closed Wednesday 9.30am - 1pm, Thursday 2pm - 5pm, 5.30pm - 7pm Friday Closed Saturday 9.30am - 1pm
- **Hook Norton Library**, High Street, Hook Norton, Banbury, Oxon, OX15 5NH  
Monday 2pm - 5pm, 6pm - 7pm, Tuesday Closed, Wednesday 2pm - 5pm, Thursday Closed, Friday 2pm - 5pm, 6pm - 7pm, Saturday 9.30am - 12.30pm
- **Mobile Library Services**  
Copies will be available on the North, Central and West Mobile Library Services.  
For details of locations and times of the mobile library visit [www.oxfordshire.gov.uk](http://www.oxfordshire.gov.uk) or phone 01865 810240
- **Banbury LinkPoint**, 43 Castle Quay, Banbury, Oxfordshire, OX15 5UW  
8.45am (10am Wednesday) to 5.15pm Monday to Friday
- **Bicester LinkPoint**, 38 Market Square, Bicester, Oxfordshire, OX26 6AL  
8.45am (10am Wednesday) to 5.15pm Monday to Friday
- **Kidlington LinkPoint**, Exeter Hall, Oxford Road, Kidlington, Oxon, OX5 1AB  
8.45am (10am Wednesday) to 5.15pm Monday to Friday

## Appendix E

### List of organisations sent hard copies



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## **List of organisations sent a hard copies**

- Highways Agency
- Natural England
- Environment Agency
- English Heritage
- Government Office for South East
- South East England Partnership Board
- Oxfordshire County Council
- South East England Development Agency
- Thames Water
- Anglian Water Services Ltd
- Secretary of State for Transport
- Network Rail

This list does not include the Town and Parish Councils, all District Councillors and the Partnership and Management board of the Local Strategic Partnership who were also provided hard copies of the documents.



## Appendix F

### Press Notice

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**PLANNING AND COMPULSORY PURCHASE ACT 2004**

**THE TOWN AND COUNTRY PLANNING (LOCAL DEVELOPMENT) (ENGLAND)  
REGULATIONS 2004 (AS AMENDED)**

**REGULATION 25 CONSULTATION**

**NOTICE OF DRAFT CORE STRATEGY DEVELOPMENT PLAN DOCUMENT PAPER AND  
DRAFT SUSTAINABILITY APPRAISAL REPORT**

In accordance with the Planning and Compulsory Purchase Act 2004, the Council is preparing a Draft Core Strategy Development Plan Document that will form part of the Council's Local Development Framework.

The Core Strategy will, upon adoption, set the broad planning framework for meeting the future needs of Cherwell. It will set out

- How the district will grow
- Where this growth will take place
- How the growth will be delivered

The consultation paper on the Draft Core Strategy will be available on-line at <http://www.cherwell.gov.uk/localdevelopmentframework> from 22 February 2010. It will also be made available at the locations below. All comments must be received by Monday 19 April 2010.

**How to make your representations**

Please make your representation on the representations form.

The representation form can be completed online or downloaded from the website at:

<http://consult.cherwell.gov.uk/portal/ldf>

The representation form is also available at the deposit points (see below).

Alternatively completed forms or any other comments can be returned by:

Post: Draft Core Strategy Team

Cherwell District Council

Bodicote House

Bodicote

Banbury

Oxon

OX15 4AA

Email [Planning.policy@cherwell-dc.gov.uk](mailto:Planning.policy@cherwell-dc.gov.uk)

Fax: 01295 221856

All comments received during the consultation will be made available for public inspection.

**Where and when to inspect the document:**

The Draft Core Strategy, Draft Sustainability Appraisal and representation form can be viewed and downloaded through the Council website at:

[www.cherwell.gov.uk/localdevelopmentframework](http://www.cherwell.gov.uk/localdevelopmentframework)

The Draft Core Strategy and its supporting documents are also available to inspect at the deposit points listed below. Copies of the representation form can also be obtained at these deposit points.

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Bicester LinkPoint, 38 Market Square, Bicester, Oxfordshire, OX26 6AL  
8.45am (10am Wednesday) to 5.15pm Monday to Friday

Kidlington LinkPoint, Exeter Hall, Oxford Road, Kidlington, Oxon, OX5 1AB  
8.45am (10am Wednesday) to 5.15pm Monday to Friday

## Appendix G

### Display Boards



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# Cherwell Local Development Framework

Draft core strategy consultation  
22 February - 19 April 2010

your place • your space  
• your say

Cherwell District will need to accommodate significant levels of growth by 2026. We have produced a draft core strategy to guide development, setting out: • how the district will grow • where this growth will take place • how the growth will be delivered



Tell us what you think

The draft core strategy is available to view and make comment on at [www.cherwell.gov.uk/localdevelopmentframework](http://www.cherwell.gov.uk/localdevelopmentframework)  
It is also available to view at all the District libraries and Banbury Bicester and Kidlington LinkPoints.

## In particular we are asking questions on:

- Distribution of development
- Locations for new housing
- Affordable housing
- Economic development
- Our villages and rural areas
- Relocation of Banbury United Football Club

## How do we propose to distribute housing across the district?

The South East Plan requires Cherwell district to provide 13,400 new homes between 2006 and 2026, setting separate figures for the northern part of the district (Banbury and north Cherwell) and the southern part (Bicester and central Oxfordshire). The proposed eco-development at North West Bicester will result in 600 more homes in Bicester than set out in the South East Plan. The draft core strategy therefore proposes that housing in rural areas be reduced by 600, particularly in the southern villages of the district.

Some of the 13,400 homes have already been built and other land has already been identified for housing development. The remaining number of homes for which we need to identify land is as follows:

Area	Estimated total number of new homes required (April 2009)
Bicester	2,989
Rest of Central Oxfordshire	393
<b>Bicester and Central Oxfordshire total</b>	<b>3,382</b>
Banbury	1,472
Rest of north Cherwell	732
<b>Banbury and North Cherwell total</b>	<b>2,204</b>
<b>Total</b>	<b>5,586</b>

## Where will we provide new housing in Banbury and Bicester?

The draft core strategy identifies key strategic housing sites that will need to be developed to meet needs within Banbury and Bicester for the period up to 2026. We have also identified a number of "reserve sites" across the district. These sites will only be released if the allocated sites do not come forward, or do not deliver new housing at the expected rate.

Strategic Site	Number of Dwellings	Reserve Site	Number of Dwellings
<b>Bicester</b>			
North West Bicester (eco development)	5,000 (3,000 during plan period)	South West Bicester Phase 2	750
<b>Banbury</b>			
Canalside	1,200	Land west of Warwick Road	400
Land West of Bretch Hill	400	Land north of Hanwell Fields	400
Land at Bankside	400		

## What about where to work, shop and play in Banbury and Bicester?

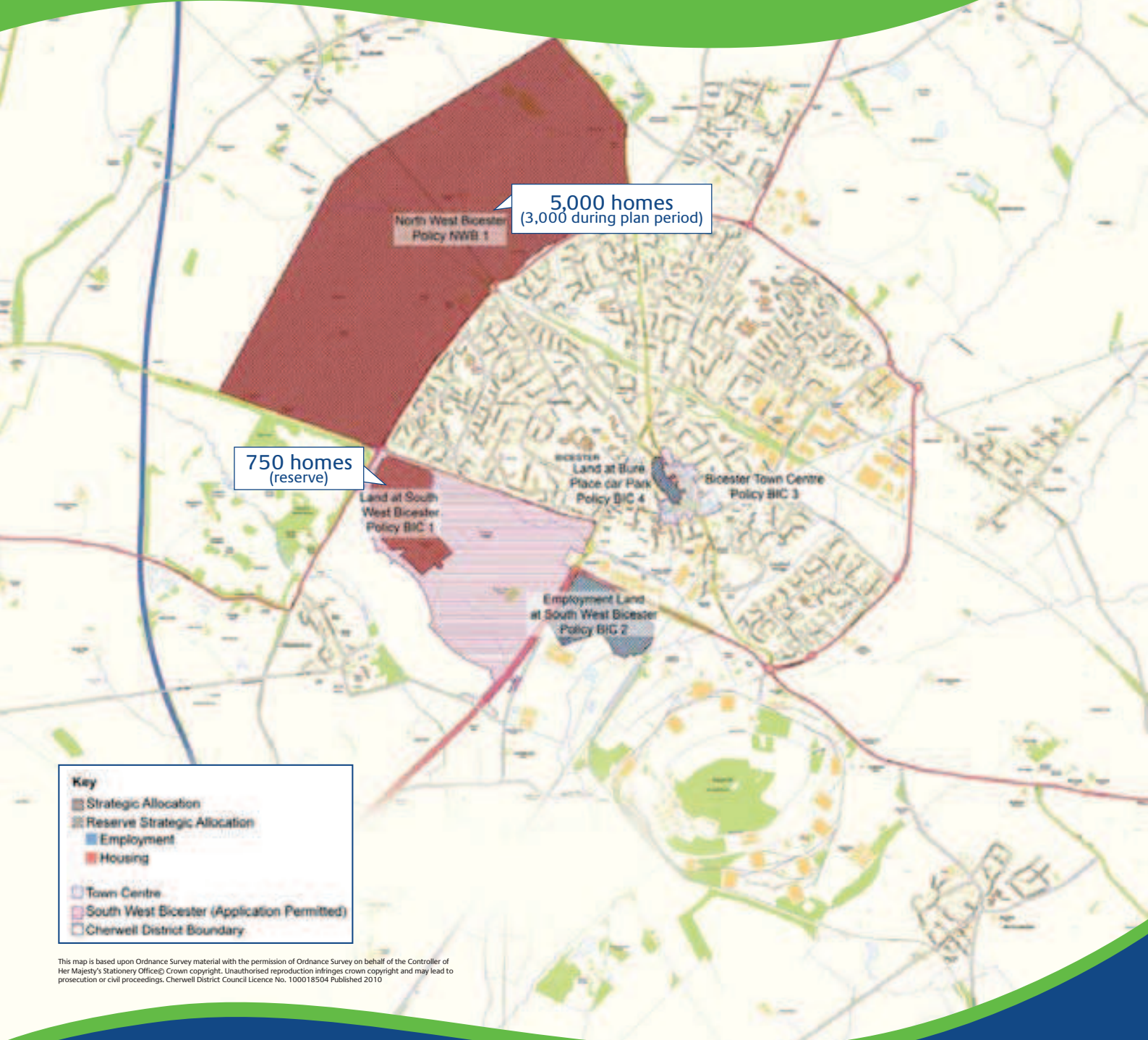
The draft core strategy needs to maintain a supply of employment land to meet the district's growing and changing workforces. In general we will seek to protect existing employment land and buildings and allocate sites in Banbury and Bicester for new employment uses. We also seek to direct appropriate development towards the three urban centres of Bicester, Banbury and Kidlington, for which we have identified boundaries.

## Contact us

Send your comments by Monday 19th April to [planning.policy@cherwell-dc.gov.uk](mailto:planning.policy@cherwell-dc.gov.uk) or to the Planning Policy Team at Cherwell District Council, Bodicot House, Bodicote OX15 4AA or phone 01295 227970 for further assistance.

# Cherwell Local Development Framework

your place • your space • your say



Key	
[Red Box]	Strategic Allocation
[Light Red Box]	Reserve Strategic Allocation
[Blue Box]	Employment
[Light Blue Box]	Housing
[Light Blue Box]	Town Centre
[Light Red Box]	South West Bicester (Application Permitted)
[Red Line]	Cherwell District Boundary

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# Cherwell Local Development Framework

## Focus on Bicester

your place • your space • your say



Tell us what you think

### Locations for Housing at Bicester

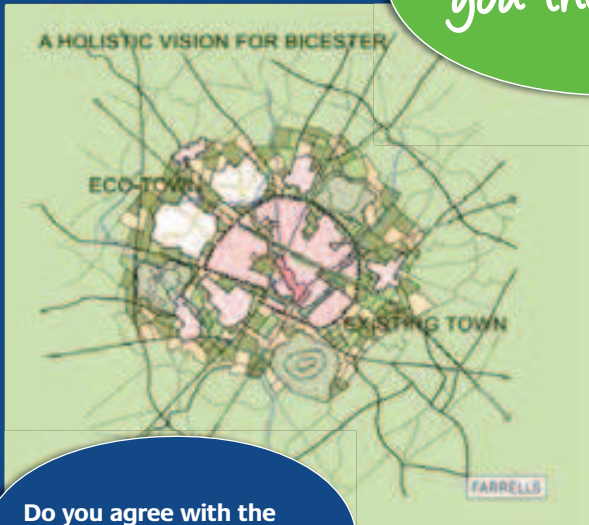
An eco-development at North West Bicester (NWB1) has been allocated to meet strategic housing needs for Bicester. The total capacity of the eco-development is 5,000 homes. It is estimated that 3,000 of these will be built by 2026 and the remainder by 2034.

North West Bicester has been identified as part of the Government's eco-town programme. It will be developed in accordance with very high eco-standards as set out in national planning policy. These ensure, for example:

- Net zero carbon development
- High quality environment taking into account climate change adaptation
- Level 6 of Code for Sustainable Homes
- A job per home
- A 50% reduction in car usage
- 40% of site to be green space

### What happens if construction is delayed at NW Bicester?

The reserve site for Bicester is South West Bicester Phase 2 (BIC1) which could accommodate 750 homes.



Do you agree with the locations for major housing development at Bicester?



What do you think of the strategic sites identified to work, shop and play in Bicester?

### Where will new employment land be provided in Bicester?

We are proposing two strategic sites for employment land within Bicester.

- Land at North West Bicester 32 hectares (estimate)
- Land at South West Bicester 22 hectares

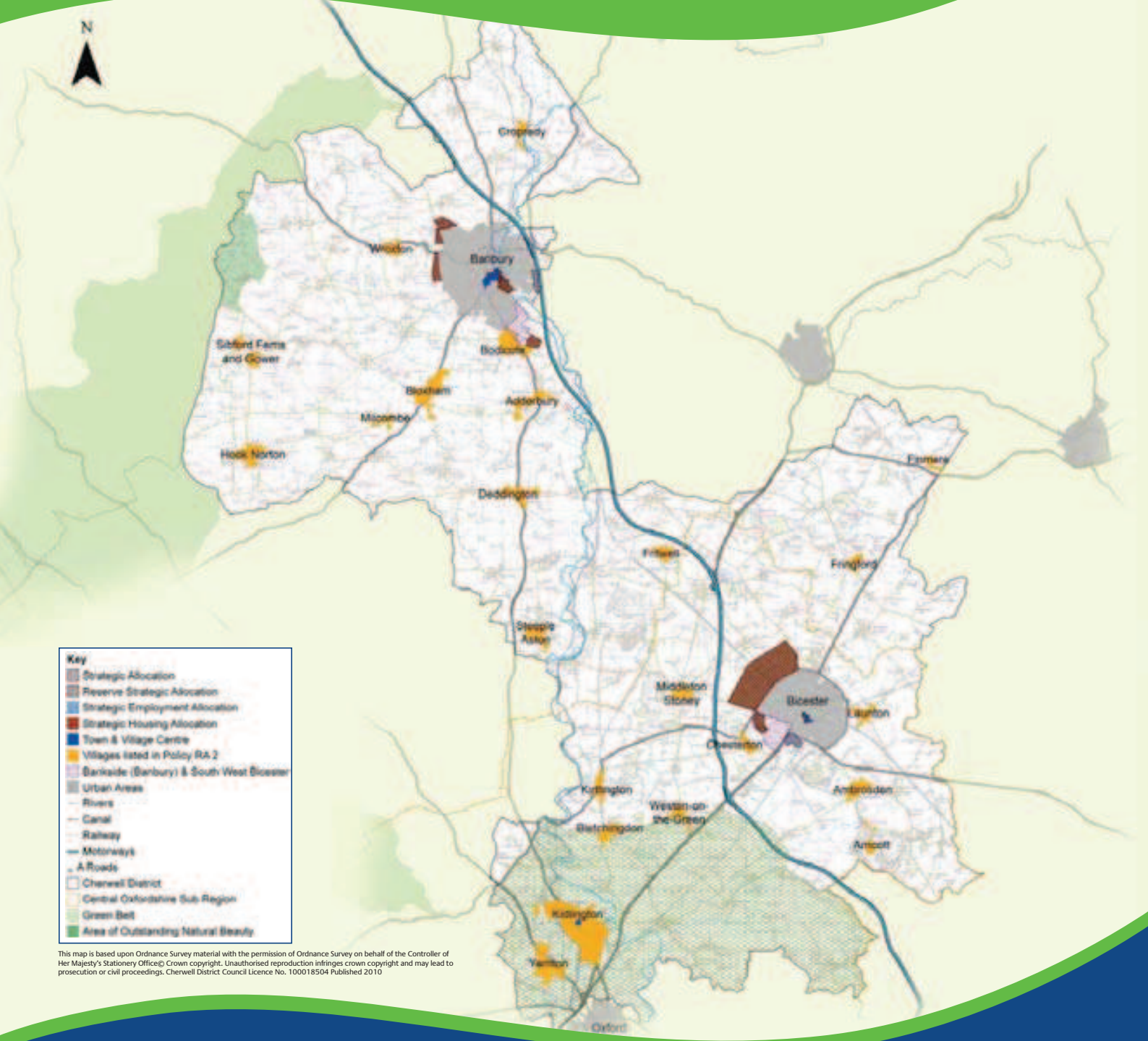
### What about Bicester town centre?

We have identified 3.07 hectares at Bure Place Car Park for shopping and leisure. This is a key site within the town centre, and we hope to see the area developed for new food and other town centre uses.

Contact us  
Send your comments by Monday 19 April to [planning.policy@cherwell-dc.gov.uk](mailto:planning.policy@cherwell-dc.gov.uk) or to the Planning Policy Team at Cherwell District Council, Bodicote House, Bodicote OX15 4AA or phone 01295 227970 for further assistance.

# Cherwell Local Development Framework

your place • your space • your say



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# Cherwell Local Development Framework

Draft core strategy consultation  
22 February - 19 April 2010

your place • your space • your say

Cherwell District will need to accommodate significant levels of growth by 2026. We have produced a draft core strategy to guide development, setting out: • how the district will grow • where this growth will take place • how the growth will be delivered



Tell us what you think

The draft core strategy is available to view and make comment on at [www.cherwell.gov.uk/localdevelopmentframework](http://www.cherwell.gov.uk/localdevelopmentframework)  
It is also available to view at all the District libraries and Banbury Bicester and Kidlington LinkPoints.

## How will development be distributed to our villages and the rural areas?

Our villages will need to accommodate some growth. The draft core strategy does not identify the sites where homes will be built, however it does give a broad indication of where housing allocations will be made.

The approach that the draft core strategy has taken is to distribute the allocation of new homes across 23 of the larger and more sustainable villages in the district. We are not proposing a target for each village but have grouped villages and proposed a quantity of housing that will need to be found across that group.

These groups of villages are identified in the table below.

North Cherwell Villages	Total no of homes	Central Oxfordshire Villages	Total no of homes
Adderbury, Bodicote, Bloxham, Deddington	350	Ambrosden, Launton	180
Cropredy, Hook Norton, Sibford Gower / Ferris, Fritwell, Steeple Aston	250	-	0
Finmere, Fringford, Milcombe, Wroxton	130	Arcott, Bletchingdon, Chesterton, Kidlington, Kirtlington, Middleton Stoney, Weston on the Green, Yarnton,	220

## What about “windfall sites” within villages?

The draft core strategy includes a policy which sets out the approach that will be used to determine unplanned residential planning applications within the built up areas of villages – “windfall sites”.

Within larger villages minor development, as well as infilling and conversions will be considered.

## When will you find out about sites in your village if has been identified to take future housing?

The Council will prepare a further plan to consider which sites should be allocated for new housing at these villages. We will be consulting on this document in early 2011.

## How can you find out more about the Draft Core Strategy

The draft core strategy is available online at [www.cherwell.gov.uk/localdevelopmentframework](http://www.cherwell.gov.uk/localdevelopmentframework)

Hard copies are available to view at all District Libraries and Bicester, Banbury and Kidlington LinkPoints and Cherwell District Council’s main office at Bodicote House, Bodicote. Alternatively they can be purchased from Bodicote House.

## How to make your comments

Complete the online questionnaire at <http://consult.cherwell.gov.uk/portal>

Pick up a questionnaire from an officer or download one from [www.cherwell.gov.uk/localdevelopmentframework](http://www.cherwell.gov.uk/localdevelopmentframework)

Email: [planning.policy@cherwell-dc.gov.uk](mailto:planning.policy@cherwell-dc.gov.uk)

Or write to us at Bodicote House.

## How can you get involved

The council wants to know your views on the draft core strategy. The consultation runs from 22 February – 19 April 2010

Contact us  
Send your comments by Monday 19 April to [planning.policy@cherwell-dc.gov.uk](mailto:planning.policy@cherwell-dc.gov.uk) or to the Planning Policy Team at Cherwell District Council, Bodicote House, Bodicote OX15 4AA or phone 01295 227970 for further assistance.

Cherwell

DISTRICT COUNCIL  
NORTH OXFORDSHIRE

Local Plan  
Proposed Submission August 2012

**Appendix 4: Summary of Consultation**

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# Section 1: Public Consultation Arrangements

## INTRODUCTORY NOTE

**This appendix includes some changes to the version published on 28 March 2013 in the interests of clarity and accuracy. The changes include a report on representations to the sustainability appraisal including from key stakeholders.**

**Deleted text is shown struck-through. New text is shown in bold and underlined.**

## **Proposed Submission Local Plan**

The Proposed Submission Local Plan was publically consulted upon between 29<sup>th</sup> August 2012 and 10<sup>th</sup> October 2012.

## **Purpose of the Consultation**

The consultation process was carried out in conformity with the Town and Country Planning (Local Planning) (England) Regulations 2012 and in particular Regulation 19 and the Council's own Statement of Community Involvement which contains the Council agreed protocols for the consultation on Development Plan Documents such as the Local Plan.

## **Who we consulted**

All those on the consultation database including the designated general consultation bodies and specific consultation bodies.

## **How we consulted**

A programme of consultation took place over the six-week between 29<sup>th</sup> August 2012 and 10<sup>th</sup> October 2012. A representation form and guidance note was produced and made available for all consultees - **Appendix A**.

The following consultation methods were used at this stage of the process:

- Public notices in local newspapers: Banbury Guardian and Bicester Advertiser - **Appendix B**.
- Attendance at Parish Meetings and a series of Static Display Boards as set out in Table 1 below. The Exhibition boards can be viewed at **Appendix C**.
- A summary leaflet sent to all households with the Cherwell - **Appendix D**.
- Letters to all bodies on our consultation database and all local libraries - **Appendix E**.
- The Council website was updated and all relevant material was displayed.
- The Council used Limehouse Software to capture many of the consultation comments ~~directly and will be updated with the remaining representation received through alternative routes either by email or letter.~~ **Representations were published on-line at [cherwell.gov.uk](http://cherwell.gov.uk)**
- A summary of all representations received by the Council during the Consultation period is presented in **Appendix F**. **It does not include responses made**

**specifically in relation to the detail of the draft Bicester Masterplan which is a separate document and must be completed in accordance with the Local Plan.**

**Table 1: Parish Meetings and Manned Exhibitions**

<b>Date</b>	<b>Meeting Type</b>	<b>Venue</b>	<b>Time</b>
Wednesday 12 <sup>th</sup> September 2012	Parish meeting (North)	Council Chamber, Bodicote House	6.30 – 8.30pm
Thursday 13 <sup>th</sup> September 2012	Manned Exhibition	River Ray Room Bodicote House	11.30 – 5pm
Wednesday 19 <sup>th</sup> September 2012	Parish Meeting	Banbury Town council, Town Hall	5.30 – 6.30pm
Thursday 20 <sup>th</sup> September 2012	Manned Exhibition	Eco Demonstration Building, The Garth, Bicester	1 – 6.30pm
Friday 21 <sup>st</sup> September 2012	Manned Exhibition	Wendlebury Village Hall	1 – 7pm
Saturday 22 <sup>nd</sup> September 2012	Manned Exhibition	JP II Centre, Bicester	10 – 4pm
Wednesday 26 <sup>th</sup> September 2012	Manned Exhibition	Exeter Hall, Kidlington	1 – 5.30pm
Wednesday 26 <sup>th</sup> September 2012	Parish Meeting South	Exeter Hall, Kidlington	6.30 – 8.30pm
Saturday 7 <sup>th</sup> October 2012	Manned Exhibition	Canal Day, Banbury	All day

~~It does not include responses made specifically in relation to the detail of the draft Bicester Masterplan which is a separate document and must be completed in accordance with the Local Plan.~~

## Section 2: Representations Received

This **section report** sets out a summary of the content of the representations received. It does not offer a commentary on those representations. It has been prepared to provide an overview of the challenge of addressing a complex set of positions from respondents. **The Local Plan Main Issues from Representations are identified. These comments were presented to District Executive on the 3<sup>rd</sup> December 2012. A full summary of representations is provided at Appendix F.**

### Section: Policies for Development

#### *Theme One: Policies for Developing a Sustainable Local Economy*

- There is support for the increased employment land allocated in the Plan.
- Policy SLE1 is too flexible in allowing for other uses if employment does not come forward. This will lead to a loss of land for employment.
- The policies for employment sites are not flexible enough and unjustified in identifying the type of employment on each site. B8 uses should be allowed on all sites.
- The desire for high technology and low carbon industries is unjustified and unrealistic.
- Employment sites should only come forward for the types of employment intended.
- The role of internet shopping needs to be considered.
- The retail needs of the District need to be identified considering recent trends.
- There is no objection to the Council including a HS2 Policy but it should be redrafted as the current one implies the Council will be a key decision maker. Alternative wording is suggested. (HS2 Ltd)
- Car parking at the District's railway stations needs to be considered in more detail.
- There is concern about the amount of traffic generated by the proposed new development.
- Public transport should be considered to a greater extent and improved, including re-opening railway stations.

#### *Theme Two: Policies for Building Sustainable Communities*

- The RSS is likely to be revoked and the Council should not be using it.
- The RSS is based on out of date evidence and the Council should not be using it.
- In light of the 'Duty to Cooperate' the Council should work with the City Council to explore options for the unmet need for housing in Oxford.
- The Council has not met the affordable housing need in the District.
- There should be less growth at Banbury due to the topographical and landscape constraints and the increase in traffic congestion.
- There should be more growth at Banbury as it is not fulfilling this role as the most sustainable settlement and that set out in the South East Plan.
- Too much growth is focused at Bicester.
- Bicester should be the main focus for growth as it is less constrained
- There is too much growth at Banbury and Bicester and not enough in the rural areas.
- The villages have been given too much protection over the towns.
- Restricted growth in the villages is welcome.
- Housing growth is excessive if there are no jobs to go with new homes.
- Strategic sites will take too long to deliver so smaller sites need to come forward in the Local Plan as well.

- More housing is needed in Cherwell to meet trends in terms of decreasing household size and migration.
- Removal of reserve sites makes the Plan inflexible and should be re-considered.
- The Council has a significant shortfall in its 5 year land supply and it needs to bring forward more sites.
- The Plan should include Upper Heyford as a separate component within the settlement hierarchy in acknowledgement of its unique status as a significant brownfield development area
- Some villages which have received significant growth in recent years should get less development.
- The density policy is not justified and there should more flexibility.
- Affordable housing requirements are too onerous.
- There is lack of affordable housing for local people.
- There is support for the Rural Exception site policy.
- The 25% requirement in the Rural Exception policy is not justified.
- The housing mix policy is overly prescriptive and unjustified.
- Existing sites should be expanded for travelling communities.
- The provision of schools should be clarified and free schools should be acknowledged.
- The plan does not contain enough information about health and there should be more recognition that the health system has changed.
- More information is required on open space and recreation provision.
- References to places of worship should be included.
- The Council should work with builders and investors to improve the existing housing stock.
- Self-build should be promoted to a greater extent.
- There is no mention of the Olympic legacy.

*Theme Three: Policies for ensuring Sustainable development*

- The sustainable construction and environmental policies are needed and welcome
- The requirement for Code level 4 homes is unjustified and the building regulation requirements only should be used.
- The sustainable development policies place too many requirements on developers and are unjustified in their requirements.
- More attention should be given to the preservation of the environment and a low carbon strategy.
- There should be no development in the flood plain unless justified and flooding issues are resolved.
- There should be more woodland provided and rivers need more protection.
- A net gain in biodiversity is not always possible and should be removed as a requirement
- A Green Belt review should be undertaken for the local plan now, not later
- The Green Belt should remain generally protected
- Green buffers/boundaries are supported as they will protect villages around Banbury and Bicester.
- Green buffers/boundaries are unjustified, unclear; with no defined boundaries and will lead to a lack of housing supply.
- There should be protection of the historic environment, not just the built environment.
- The old towns of Banbury and Bicester should be considered and preserved.
- The conservation and enhancement of the Canal is welcomed but more is needed.
- Canal facilities may be needed outside the urban centres.
- Safer routes for cyclists should be included.
- Locally produced food should be encouraged.

- The impact of the loss of farming land is not recognised.
- Airport expansion should not go ahead.
- The Council should use Compulsory Purchase Orders (CPO) to bring forward sites.

#### Section: Policies for Cherwell's Places

##### Bicester

- Bicester could become a 'Garden city'
- The affects on surrounding villages of Bicester expanding is not considered in enough detail.
- The eco-town development should go through a public inquiry before any permissions are granted due to the significant number of homes proposed.
- The eco-town development will cause traffic and a loss of farm land.
- There is concern over the Lords Lane and Howes Lane junction becoming more congested.
- Development at Graven Hill will lead to traffic and will adversely effect villages to the south
- Job numbers at Graven Hill are not justified
- There is support for the preservation of RAF Bicester.
- Bicester Airfield requires protection and should not be built on.
- Bicester airfield should not accommodate an increase in powered flight due to noise concerns.
- The town centre boundary at Bicester is not clearly defined and conflicts with the masterplan
- The town centre area proposed is too large
- There is no justification for the local centres proposed for the sites at Bicester, development should be in the town centre.
- Any expansion of Bicester village should be fully justified.
- There should be greater promotion of the links between Bicester village and the town centre.

Out of centre and edge of centre schemes should not be given permission as thy effect the town centre.

- There remains a lack of services and facilities in Bicester.
- The proposed park at Pingle Fields is not appropriate due to traffic and pollution in this location.
- Too much development at Bicester will affect Otmoor in terms of flooding and water resources.
- Enterprise zones and Local Development Orders should be considered for Bicester to encourage growth.
- There is not enough land identified at Bicester for employment growth
- The Local Plan and Bicester Masterplan should be more similar in terms of policy.
- Congestion on the M40 and its junctions causes problems in Bicester and villages.
- There is no justification for the South East link road and route options have not been examined.
- Light pollution from Bicester will be a problem.
- Sites at Bicester which are the subject of representations received include:

For housing:

- South west Bicester (Phase 2)
- South east Bicester
- Land at Langford Park farm for housing (consideration of inclusion as part of the Graven Hill site)

- North West Bicester (and separately for employment)
- Graven Hill
- South of Lodge riding stables
- Land at Gavray Drive
- Land west of Caversfield (east of the B4100)

For employment:

- Land north of Skimmingdish Lane (including B8 uses), extending the proposed allocation in the Local Plan.
- Bicester Gateway
- Bicester Sports Association land for commercial uses (existing uses are proposed to move to Chesterton)
- North West Bicester

Various landowners and developers requested the inclusion or removal of these sites from the Local Plan. Some requested changes to the strategic site policies, including the strategic site boundaries, that are proposed in the Local Plan. This included contending that higher housing numbers be accommodated on sites and reasons as to why they believe they should not have to meet some of the requirements of the proposed policies. All sites submitted have been listed here but some **(non-strategic sites)** will not be considered until the Council's Local Neighbourhoods Document is produced next year.

## 2.2 Banbury

- Canalside is supported by most but sites with the main site should be able to come forward individually.
- Canalside site is undeliverable and unviable.
- The Council needs to be more proactive in delivering Canalside, including working with landowners
- There is a lack of employment land allocated at Banbury in light of the need for economic growth
- Existing employment land should be used at Banbury
- There is limited land available for businesses that will be lost from Canalside
- Banbury town centre is already congested and development will add to this.
- Traffic is a concern in Banbury and the south east link road should be looked at in more detail.
- The area at Bridge Street is congested and will only get worse.
- New motorway junctions are needed.
- Bankside Road should be upgraded to allow for more traffic use.
- There is general support for the development of town centre sites.
- Out of town retail development should be stopped with a focus on the town centre
- There is support for the new park for Banbury but questions are raised about its distance from Banbury town centre.
- More sports and open space provision is required in Banbury particularly in areas identified as deficient.
- The football club at Bodicote Rugby Club will lead to significant traffic and light pollution
- The cemetery at Southam Road should be extended northwards.
- The Council is not doing enough to bring forward the Bankside development.
- BGN school potential to relocate should be recognised.

Sites at Banbury which are the subject of representations received include:

For housing:

- Mckay Trading Estate, Lower Cherwell Street, (Canalside Area) for housing



- Land south of Salt Way, east and west of the Bloxham Road for housing
- Land at Wykham Park Farm (south of Salt Way) for housing
- Land north of Hanwell Fields for housing
- Land east and West of Southam Road for housing
- Cemex site for housing
- Grundons site for housing
- Land west of Warwick Road for housing
- Land at Bankside, for housing
- Land south of the Broughton Road for housing

For employment:

- The 20 20 Cricket club site at Thorpe Lane
- Land to the east of the M40, adjacent to the A361
- Land at Grimsbury Reservoir
- Land west of the M40
- Land east of the M40
- Land at Waterworks way

Other Use:

- The Horton Hospital (for the neighbourhoods DPD)
- Land at Bolton Road (mixed use)
- Land at Kraft, Southam Road for a foodstore
- Land to the south of Canalside for Banbury United Football club and leisure uses

Various landowners and developers requested the inclusion or removal of these sites from the Local Plan. Some requested changes to the strategic site policies, including the strategic site boundaries, that are proposed in the Local Plan. This included contending that higher housing numbers be accommodated on sites and reasons as to why they believe they should not have to meet some of the requirements of the proposed policies. All sites submitted have been listed here but some **(non-strategic sites)** will not be considered until the Council's Local Neighbourhoods Document is produced next year.

There were a significant number of objections from local communities to development north and west of Banbury. There is a view that consultation has been inadequate. Points of objections to development of land north of Hanwell Fields include:

- Negative effect on the landscape
- Will be prominent on the landscape
- Negative effect on Hanwell and its setting
- Loss of agricultural land
- Loss of established northern boundary of the town
- Negative effect on the setting of footpaths
- Light pollution
- Poor access to the town centre
- Traffic problems
- Existing facilities at Hanwell fields are at capacity
- Hanwell Observatory will be adversely affected by development north of Banbury.

Points of objections to development of land at Southam Road include:

- Negative effect on the landscape
- Will be prominent on the landscape
- Negative effect on the crematorium and its setting
- Loss of agricultural land

Loss of established northern boundary of the town

- Negative effect on the setting of footpaths

- Loss of historic features
- Noise from the motorway
- Poor access to the town centre
- Loss of the historic environment
- Traffic problems

Points of objection to development of land west of Bretch Hill include:

- will have no benefits for the existing estate
- will lead to a loss of valuable landscape
- The impact on vistas from Wroxton Abbey, the setting of the historic arch and the rural setting of Withycombe farm
- Impact on Drayton

Kidlington

- There should be green buffers at Kidlington
- Policy Kidlington 1 is supported as it will allow employment growth
- Further land should be removed from the Green belt at Langford lane
- The scope for high tech growth and the need for employment at Kidlington is not catered for.
- The area identified for review at Langford Lane is not based on sound evidence and should be more definite.
- A proper Green Belt review for employment uses should be undertaken with a number of sites considered
- There should be review of the Green belt for housing.

2.3.1 Sites at Kidlington which are the subject of representations include:

For housing:

- Land at Webbs Way

For employment:

- Land adjacent to Begbroke Science Park
- Land at and near Langford lane
- Land at Langford Locks

Various landowners and developers requested the inclusion or removal of these sites from the Local Plan. Some requested changes to the strategic site policies, including the strategic site boundaries that are proposed in the Local Plan. This included contending that higher housing numbers be accommodated on sites and reasons as to why they believe they should not have to meet some of the requirements of the proposed policies. All sites submitted have been listed here but some **(non-strategic sites)** will not be considered until the Council's Local Neighbourhoods Document is produced next year.

2.4 Rural Areas

- Villages are in the wrong categories according to evidence
- Policy Villages 1 is too restrictive preventing development in smaller villages.
- Policies do not allow brownfield sites to come forward.
- Policy Villages 2 should focus more development to the larger villages as they are more sustainable.
- Group 2 villages could accommodate more growth
- There are conflicts between the villages in Policy 1 and Policy 2.
- Infilling needs a broader definition to bring forward other sites.
- By restricting development in the rural area this prevents small sites coming forward for meeting needs.

- Only allowing limited housing in smaller villages is supported due to its potential impacts.
- Limited bus services need to be taken into account.
- Schools are at capacity
- There is a lack of recreation facilities in the villages.
- Water, sewerage and electrical facilities are inadequate for new development.
- Development will lead to traffic, congestion and a loss of village character.
- Sites should be able to come forward in the Green Belt for housing where there exceptional circumstances.
- Policies on Green Belt villages are not clear.
- Village clustering should be considered carefully.
- It is important that new developments in the towns are required to produce travel plans so that associated vehicles are routed away from towns and villages.
- Broadband should be encouraged more strongly as this is vital for growth.
- There should be rural employment sites allocated in the rural areas.
- There is not enough in the Plan helping to address village services closing
- Upper Heyford should be preserved and made a tourism asset.
- The Free School should be mentioned at Upper Heyford

If sites come forward they should be for well designed affordable housing.

- Some villages are producing or planning to produce 'Neighbourhood Plans'
- Development at South Banbury should be taken off Bodicote's housing allocation as it is considered part of Bodicote.

2.4.1 Sites which are the subject of representations in the rural areas include:

For housing:

- Land at Upper Heyford former Air base
- Land off Camp Road, Upper Heyford former Air base
- Land at Oak Farm, Milcombe
- Land off Merton Road, Ambrosden
- Land at Springfield Farm, Ambrosden
- Land north of Aynho Road, Adderbury
- Ashworth Land, Merton
- Land at White Post Road (Tappers Farm), Bodicote

For employment:

- Land at Shipton on Cherwell (Bonhams)
- Land at Cotefield Farm, Bodicote
- Land at junction 9 M40
- Land at the rear of Ploughley Road, Arncott

Various landowners and developers requested the inclusion or removal of these sites from the Local Plan. Some requested changes to the strategic site policies, including the strategic site boundaries, that are proposed in the Local Plan. This included contending that higher housing numbers be accommodated on sites and reasons as to why they believe they should not have to meet some of the requirements of the proposed policies. All sites submitted have been listed here but some **(non-strategic sites)** will not be considered until the Council's Local Neighbourhoods Document is produced next year. There were a significant number of objections from local residents from Wendlebury and nearby to the proposed South East Link Road at Bicester for the following reasons:

- Village will be boxed in by roads and there will be rat running.
- Car use will increase as accessing the village by foot will be reduced.
- No alternative routes are considered or proposed.

- The road will affect the setting of Wendlebury and will affect the setting of a scheduled ancient monument.
- The road crosses a BAP habitat.
- There will be encroachment of Bicester on Wendlebury.
- There is no mitigation of the road proposed.
- Consultation has been inadequate
- Why is there no Green Buffer for Wendlebury? (While these comments were mainly made to the Bicester Masterplan, they need to be addressed in order to show that the proposed South East Link Road is 'deliverable'.)

#### Infrastructure

- No proper infrastructure plan has been produced for the Local Plan

Power companies may have strategic power distribution circuits in areas proposed for development. These should be considered and if moved paid for by developers.

- Little consideration given to the capacity of the Horton Hospital with all the new housing.
- The IDP contains no reference to ecology and little reference to green infrastructure requirements

#### 4. Evidence Base and Consultation

- There is a lack of available evidence and justification to support the Plan.
- The evidence is out of date.
- The housing numbers produced are confusing and inaccurate.
- There is no justification for switching between sites at Banbury.
- There is no evidence as to the amount of retail development that is needed in the towns.
- Extending the town centre boundaries is not justified.
- There is no up to date Strategic Housing Market Assessment.
- No Strategic Housing Land Availability Assessment has been produced.
- Work is required considering the jobs/housing ratio that is required.
- Work needs to be produced using the most up to date ONS projections and demographic information.
- The Council cannot determine how much development is needed and where until this evidence is produced.
- There is no evidence to support the fact the Council has projected forward growth at the same rate between 2026 and 2031.
- There is an over reliance on windfalls particularly as Bicester's windfall rate has been so low in recent years.
- There is no evidence for the distribution of housing proposed in the plan.
- There is no proper assessment of how many windfalls may come forward.
- More consultation is required as the public have not have a chance to comment on the new sites that are proposed.
- Council should consider the Local Housing Delivery Groups' "A review of local standards for the delivery of new homes (June 2012) Viability Testing Local Plans (June 2012) and budget announcement March 2011.

The Plan needs to be viability tested

- Up to date ecological surveys are required for all of the proposed strategic site allocations
- The combined hydrological impact of the proposed sites at Bicester on the designated sites and priority habitats in the River Ray catchment and on the Bicester

- Wetland reserve Local Wildlife Site is of concern
- The justification for the categorisation of villages has not been published.
- There is no justification for the lower number of homes proposed to be allocated to the rural areas.
- There is no justification for the allocation of villages to a group in Policy for villages 1.
- The 'Craitlus study' is not sound.
- The population of Kidlington should be clarified in the Plan.
- The SA relies too much on the Landscape Sensitivity and Capacity Assessment. The LSCA was too subjective and flawed.
- The draft core strategy SA highlights the sustainability of sites, why have unsustainable sites been included.
- The Sustainability Appraisal is not accurate.
- The Council should undertake more consultation.
- The Council has breached human rights.

## Section 3: Analysis of Representations

~~The Local Plan has received a high number of responses from four broad groups;~~

- ~~1. Infrastructure providers (including statutory providers & utilities);~~
- ~~2. City, Town & Parish Councils;~~
- ~~3. Local residents groups; and~~
4. ~~Developers / Landowners.~~

In total about 200 organisations and individuals made comment on the **Proposed Submission** Plan **August 2012** (excluding two action groups with multiple signatures), equating to approximately 2000 individual comments / points.

The following analysis of representations was presented to District Executive on the 3<sup>rd</sup> December 2012 and updated on the 4<sup>th</sup> March 2013 and has been further updated 21<sup>st</sup> March 2013 with review of Hanwell Parish Council's representations. **The analysis includes the responses of specific consultees, key stakeholders, national organisations and resident groups.**

### ***Infrastructure Providers***

#### *Oxfordshire County Council*

The County Council consider the Plan broadly meets the tests of soundness namely positively prepared, justified, effective and consistent with national policy. They make some comments which they believe can be overcome and joint working should continue.

These are the main ones:

- The Plan will need to be changed to reflect recent announcements such as the electrification of the Railways in Cherwell, the government's commitment to East West Rail and the new station at Water Eaton.
- Delivery of the south east link road at Bicester will be a priority.
- Alternative options to securing a University technical college should be explored as funding has not been successful at Bicester
- County Council assets at Bicester tie in with the ambitions for Bicester town centre.
- The Green Belt Review should be expanded to include land at Begbroke Science Park for employment.
- Further consideration of the importance of Oxford Airport is needed.
- The County and the District should continue to work together to develop Infrastructure plan.

More attention is needed in relation to strategic public transport planning, transport planning at Banbury, education, and making policy wording consistent.

#### *Environment Agency*

The Policy for North West Bicester is not consistent with PPS1 Ecotown supplement; not all elements of the PPS supplement have been included. If the policy is intended to future proof the local plan should the PPS be removed then all elements of the policy should be included.

In particular, ecotown supplement requirements for ET17 Water (requirement for a water cycle study covering water efficiency and demand, neutrality, quality, surface water management, infrastructure requirements and delivery etc) and ET18 flood risk (development avoids, does not increase and where possible reduces flood risk and takes

a sequential approach to layout- although ESD6 seeks to achieve this). The Bicester South East Relief Road route is not marked on the proposals map for the Local plan. The route on the Bicester Masterplan indicates it crossing the Langford Brook; the impact on flood risk and nature conservation will need to be considered.

At Bicester Business Park/Bicester Gateway the use of “flood plain” and “areas liable to flooding” are too vague and make the application of para 100 of the NPPF difficult. Policy wording should be amended to read “There will be no built development within flood zones 3”

Since the permitted scheme at Bicester Business park the EA has undertaken hydraulic modelling of the watercourse and future development proposals should use the most up to date information. Whilst it does not preclude the site completely from being developed proposals might need to consider the constraints in greater detail. It would be preferable for the policy to indicate no built development in flood zones 2 and 3 as this would make development more resilient to climate change however it is appreciated that this is aspirational and is not explicitly stated in the NPPF.

The level of detail in Canalside policy wording is inappropriate and cannot have been informed by the Level 2 SFRA. Allocating areas of the site for specific development uses would only be appropriate if supported with evidence from the level 2 SFRA. The EA will continue to work with the Council on completing the SFRA.

Regarding Southam Road Key site specific design and place shaping principles bullet point 2 does not make sense and conflicts with NPPF para. 100. It should be revised to read “There will be no built development within flood zones 2 or 3 and a green buffer will be provided along the watercourse.”

Advisory: There may also be access and egress issues for residents using Noral Way, which is partly within flood zones 2 and 3. The level of risk could be assessed in a site specific FRA however there is a risk in allocating a site where safe access could not be achieved. CDC’s emergency planners should be able to give a view on this.

### **Employment land at the M40 is supported.**

#### *Environment Agency- Update*

The EA reviewed the updated Level 2 Canalside Strategic Flood Risk Assessment. When they commented on the previous version of the report they raised concerns with a number of fundamental issues in relation to, amongst other things, the functional floodplain and the assessment of flood risk and hazard across a range of flood events. The current version of the report addresses these fundamental issues and they no longer consider that that Policy Banbury 1: Banbury Canalside is unsound.

#### *Highways Agency*

In the first instance the Highways Agency would recommend more sustainable measures to reduce the need to travel are explored in the first instance with large infrastructure improvements such as the Bicester South East relief road and Banbury Inner relief road explored as a last resort. They note that it is currently unclear how these projects are to be delivered or what their affect on the Strategic Road Network will be?

The Plan is also considered not clear about funding or delivery of key transport schemes noted within the document. There is concern that the Infrastructure Delivery Plan (IDP) is only in Draft. The Highways Agency are broadly supportive of Eco-town development (Policy Bicester 1) but have concerns as to the operation of M40 Junctions 9 & 10 when

Eco-town is developed. Concern expressed that the Integrated Transport and Land Use Studies for Banbury, Bicester and the rest of Cherwell Rural Areas are out of date. Questions regarding the package of infrastructure measures needed for each study area therefore remaining outstanding.

The Local Plan should provide clarification as to the operation of M40 J11 and whether the proposed development in the district can be accommodated on the key junction that provides access to Banbury. The Highways Agency are content that M40 Junction 9 can mitigate development at Graven Hill site. Welcome proposed improvements to works and new infrastructure but require update of the transport and land-use study evidence base. Concern that no detail has been provided on the improvements to M40 J9 or mitigation of J10 & J11 in the draft IDP.

### *English Heritage*

English Heritage supports the plan generally and welcomes the conservation of the Canal. It recommends the following changes are made:

- Place more emphasis on preserving the historic environment not just the built environment. Some parts of the District are not built e.g. ANOB
- Concern is expressed about the South East link Road at Bicester
- An assessment needs to be undertaken in order to assess the roads impact and re-alignment considered. It needs to be shown that it is in public interest that it goes ahead.
- Concern is expressed over Bicester 12 and its impact on Wretchwick Medieval
- Settlement. Land should be excluded from the allocation that affects its setting.

### *Natural England*

At least a phase 1 ecological survey should be undertaken for each allocated site to allow consistency with paras 110 and 165 of the NPPF. A phase 1 survey should provide a good indication of whether protected species are likely to be a constraint on a site and whether further survey work is required. It is similarly unclear how the landscape and amenity value of each site has been considered. Unless it is demonstrated that these matters have been taken into account in the allocation process, Natural England advises that the plan is unsound.

### **Employment land at the M40 is supported.**

### *Thames Water*

Whilst the levels of growth in the Local Plan are not considered to be unmanageable, infrastructure upgrades will be required at Bicester in particular and developers should work with Thames Water to draw up water and drainage strategies. The exact scale and location will be determined once there is a clear phasing plan. Thames Water support the aims of water neutrality at the Bicester Eco-town (Policy Bicester 1) but suggest Policy ESD 6 should include reference to sewer flooding and an acceptance that flooding could occur away from the flood plain as a result of development where off-site infrastructure is not in place ahead of development.

### *Western Power*

Western Power own a number of strategic electricity distribution circuits in the District and expect developers to contribute to the cost. If needed Western power would normally seek to retain the position of certain electricity circuits. There are considered no restrictions in



terms of the position of new development and its overhead lines but advise that these are taken into account

### **Campaign to Protect Rural England**

**The CPRE are generally supportive of the overall Vision, Objectives and Strategy of the Plan and in particular the policies that seek the protection of the countryside. Concerns are raised however on the reliance of the South East Plan targets and growth proposed at Bicester. They note the Council's brownfield target is not particularly ambitious. All policies in Chapter B.3 Ensuring Sustainable Development are supported and in particular Policies on Oxford Green Belt and Green Boundaries to Growth. The CPRE generally support the strategy for placed based policies but suggest Shipton-on-Cherwell quarry as a possible site. Further clarification is sought for the limited Kidlington Green Belt review. Other points of issue relate to Infrastructure delivery, monitoring, quality of maps and resourcing.**

### **District City, Town & Parish Councils**

#### *Oxford City Council*

Stronger reference should be inserted in the Plan to the 'Duty to Co-operate', similar to the wording proposed as a modification by the Inspector to the South Oxfordshire Core Strategy. Disagrees that "there is no suggestion at this stage that a wider review is required". The City Council will continue to press for an urban extension to the south of the city but until this is secured the City would wish the option for a selective Green Belt review in other areas around the city to be maintained.

The City Council has some concerns about the shift in the type of employment provision at Bicester e.g. to the knowledge economy as this overlaps significantly with the key sectors of the city's economy.

It is concerned that expansion at Bicester Village could seriously impact on the potential of the Westgate shopping centre redevelopment in Oxford.

Reassurance is needed that adequate infrastructure funding will be in place to mitigate the impact e.g. on the A34. A programme of measures and funding schemes should be identified to properly mitigate any additional demand arising from future housing and jobs growth.

#### **Aylesbury Vale District Council**

**Raises concerns regarding impacts of road traffic from the proposed developments at Bicester and improvements that would be needed on the A41 towards Waddesdon and Aylesbury. No evidence that road improvements to Bicester have considered committed growth within Aylesbury Vale. Evidence is needed.**

**Bicester town centre's role to be considered as a wider service to include rural communities is unclear. Provision of car parking and bus services to enable rural communities to access Bicester town centre is also unclear. It is not clear whether Bicester town centre has considered the future growth in rural villages in Western Aylesbury Vale. Evidence is needed.**

**It is not clear whether the Green Infrastructure deficiencies in Aylesbury Vale will be addressed.**

**Assurance needed that Policy ESD13 will be implemented having regard where relevant to the valued landscape in western Aylesbury Vale. Also confirmation is needed that Policy ESD11 Conservation Target Areas and SSSI shown on the Proposals Map depicted in Aylesbury Vale do not apply and are shown for strategic context only.**

**The assessments in the Sustainability Appraisal raises questions. The scoring will need to be reviewed when looking at Appendix B Table SLE4 and Table B11 Bicester 12 East Bicester Objective 12.**

#### *Banbury Town Council*

Banbury Town Council is generally supportive of the Plan but believes that good transport links are essential to growth and would like to see a South East Relief Road as well as the proposed Inner Relief Road seen is vital to capacity issues. The Town Council support a 30% target for affordable housing but highlight applications just below this target. Support Area Renewal (Policy BSC.5), the relocation of Banbury Canalside Gypsy site & concern at the deficiency of Open Space provision in the Town (Policy BSC.10).

There is strong support of the Green Boundaries to Growth Policy, particularly at Salt Way and Crouch Hill as well as Policies ESD.16-18. The Town Council strongly support development at Banbury Canalside as the main brownfield option for the town although delivery is a concern. Allocation of Hardwick Farm, Southam Road is supported. Concern expressed at the hope value attached to the land between the cemetery and the M40 for Hardwick Hill Cemetery Expansion which they would like to see as a specific allocation. Preference for future greenfield residential development is given to West of Bretch Hill, with concern raised at the extension to Bankside Phase 2 because of traffic congestion. Although respecting the need for further growth the Town Council are apprehensive about proposed development at North of Hanwell Fields.

Support is given to Banbury 6 – Employment Land West of M40 but concern is raised at its potential for B8 rather than more desirable B1 and B2. Policy Banbury 7 – Strengthening Banbury Town Centre is supported as well as Land at Bolton Road which can be used to create connections with Parsons Street. Support the Spiceball Development Area as a culture quarter for a new library and theatre / Cinema. They would like to see community woodland on the fringe of Banbury.

#### *Bicester Town Council*

Bicester Town Council welcomes the production of the Bicester Masterplan and the opportunity it presents to address existing infrastructure deficiencies in the town. Concern is raised regarding inconsistencies between the Bicester Masterplan and the Bicester chapter in the Local Plan. Bicester Town Council also wishes to draw attention to identified need for new allotment land and burial ground extension (Policy 9: Burial Site in Bicester). Strongly support jobs led development but would like to see further employment land allocated in the Local Plan as reflected in the Masterplan, with a general view that employment land should be focused in the South East and residential in the West and North.

Bicester Town Council would also like to see all residential development contributing towards affordable housing and not just schemes of 10 or more. Support approach to transport provision but would like to see more integration with the Evergreen 3 east to

west rail and its electrification including the use of rail freight, although concern is raised at capacity of London Road level crossing. Site specific comments relate to North West Bicester where concern is raised at the timing and provision of services which also apply to Graven Hill and South west Bicester Phase 2. Strong support is given to Bicester Business Park, Policies Bicester 4 – 8 & Policies Bicester 10-12.

#### *Kidlington **Village Parish** Council*

The **Village Parish** Council accept the Local Plans principles that housing development at Kidlington should be limited to local needs only within the existing Green Belt however they object to Kidlington being allocated a Category A village. Kidlington is considered to have a larger more complex housing need and the Village Council do not consider the proposed 259 dwellings is based on sufficient evidence of future housing needs. The Village Council argues that the Plan contains an underestimation of the Kidlington population. The Plan should seek a minimum total growth target of 13,400 dwellings reflecting RSS housing figure.

The **Village Parish** Council are particularly supportive of the proposed Kidlington Masterplan but would like reassurance that it will include an up to date reassessment of local housing need. Kidlington **Village Parish** Council have raised concern that site below 10 dwellings will not contribute towards affordable housing requirements and instead recommend that this is reduced to three. Support is given to the extension to the West side of Oxford Road although consider the proposed 2,500sqm threshold for retail impact assessment is set to high. Concern is raised at the miscalculation of existing retail floor space which should show under trading. Welcome the proposed selective Green Belt Review at Langford Lane which will allow for the development of approximately 11.3ha of employment land for high tech industry. Although would like to see the review opened up to residential development to reflect the jobs created.

The Council would like the Plan to qualify the degree of growth proposed at London Oxford Airport within its existing boundaries. Supportive of proposals for a new train station at Water Eaton Park but would expect review of evidence for Station at new Technology Park and at Lyne Mead in Kidlington.

#### *Parish ~~& Ward~~ Councils **and Parish Meetings***

Many of the Districts Parish ~~& Ward~~ Councils have made comment on the Local Plan<sup>1</sup>. In general the outlining Parishes to Banbury & Bicester have expressed concerns at the potential impact at growth on the rural setting of adjacent villages, traffic in respect of rat running, capacity issues of school provision and visual impact. The proposed Green Boundaries to Growth (Policy ESD.15) is generally supported in principle although several anomalies have been identified. Bodicote Parish Council has expressed anxiety at the potential for coalescence with Banbury.

Wendlebury Parish Council in particular has concerns regarding the ~~location of~~ the proposed Southern Link Road at Bicester. ~~and resultant rat running.~~ **It states that no alternative routes have been proposed and the suggested route would have considerable impact on Wendlebury including on the well-being of residents. It states that the proposed relief road would cross a large BAP habitat, about a**

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<sup>1</sup> Adderbury Parish Council, Ambrosden Parish Council, Bucknell Parish Council, Bletchington Parish Council, Bloxham Parish Council, Bodicote Parish Council, Caversfield Parish Council, Chesterton Parish Council, Cropredy Parish Council, Fritwell Parish Council, Finmere Parish Council, Gosford and Water Eaton Parish Council, Hanwell Parish Council, Launton Parish Council, Milcombe Parish Council, Merton Parish Council, Middleton Stoney Parish Council, South Newington Parish Council, Stoke Lyne Parish Council, Stratton Audley Parish Council, Wendlebury Parish Council, Wroxton & Balscote Parish Council & The Astons and Heyford Ward.

**Scheduled Ancient Monument and damage the setting of Wendlebury countryside contrary to Local Plan policy to strictly control development in open countryside.**

**Wendlebury PC considers that the proposed relief road would destroy the quality of the rural and natural environment, 'boxing-in' the village, cutting off direct access to the countryside, discouraging horse riding, increasing noise, air pollution and reducing the attraction of the village to incomers. It states that there appears to be no clear boundary to limit growth of Bicester along the A 41 towards Junction 9 of M40.**

Several of the Parish Councils have expressed concerns at their categorisation within Policy Villages 1 although the smaller villages are generally supportive. Many of the Parish Councils have sought further clarification as to the distribution of housing amongst the grouped settlements as set out in Policy Villages 2 as this is considered unclear. General support is given to the proposed Affordable Housing Policy and threshold of 3 dwellings.

Merton Parish Council have sought exclusion of land from the Green Belt. Bletchington Parish Council are proposing to prepare a Neighbourhood Plan. Some criticisms have been expressed at the CRAITILUS study and the lack of an up to date SHLAA and SHMA. The protection of RAF Bicester for leisure purposes is advocated by Caversfield & Stratton Audley Parish Council.

Hanwell Parish Council support 'Hanwell Village' as a category C settlement, one of the least sustainable settlements within the District as it has few services and poor transport connections.

Hanwell Parish Council strongly objected to policy Banbury 2 as they consider the Plan does not justify why Banbury 2 and Banbury 5 (North of Hanwell Fields) are now included and West of Warwick Road is excluded. The Parish Council believe that the Plan does not justify why the clear, defensible boundary to the north of Banbury which now defines the limit of built development should now be significantly altered or how the new edge will constitute an effective, defensible long term boundary. They also consider the Landscape Character and Sensitivity Assessment 2009 are flawed documents and don't provide sufficiently robust evidence to base a Sustainability Appraisal of sites around Banbury. Further evidence and careful assessment is required.

Hanwell Parish Council indicated that the Plan does not justify the inclusion of East & West Southam Road. These sites are considered constrained by noise, heritage and other environmental constraints and adjoin industrial area to the south although these sites might be suitable for long term employment use.

**Local Residents and Action Groups**

**Four** ~~Three~~ specific action groups; **Hanwell Village Residents**, Hanwell Fields Development Action Group (HFDAG), Bicester (and villages) Against Sham Eco-town (BASE) and Adderbury Conservation Action Group (ACAG) have submitted representations to the Cherwell Local Plan. ~~alongside the Campaign to Protect Rural England (CPRE) a national group.~~

**Hanwell Village Residents**

**HVR agree that Hanwell Village should be category C and do not consider the village to be a sustainable location for growth. They support policy ESD 5 on**

renewable energy. But consider that it should be revised so that wind monitoring masts and other associated engineering works will be subject to the same assessments as wind turbines and that the cumulative impacts of wind farm development are referred to.

HVR object to the inclusion of sites Banbury 2: East and West of Southam Road and Banbury 5: North of Hanwell Fields, and states that the exclusion of West of Warwick Road has not been justified and contradicts the conclusions of the Draft Core Strategy on the relative sustainability of sites. They consider that the Plan does not explain how an effective, defensible long-term urban boundary to the north will be provided, how Hanwell village and its rural setting will be protected, nor how the suggested Green Buffers will be achieved. HVR believe that the Southam Road site would create a poor environment for new housing and may be more suitable for sensitively designed employment uses. They do not see how the overall conclusions on the sustainability of sites Banbury 2 and Banbury 5 can be reached on the evidence available.

HVR consider that the Plan does not justify why development south of Salt Way would be more harmful than development to the north of Banbury. The strategic decision to offer greater protection to the Salt Way area is regarded as being highly questionable and needs proper justification and further assessment.

HVR ask that if the proposed housing sites to the north of Banbury are approved, there needs to be the strongest protection for Hanwell village and its setting and a well defined boundary with effective green buffers where appropriate.

#### *Adderbury Conservation Action Group*

The ACAG has sought clarification regarding the status of the 'Green Boundaries to Growth' (Policy ESD.15), the status of Adderbury within Policy Villages 1 which the group considers should be a Category A settlement and not subject to excessive growth and highlighted pressures on their local school.

#### *Bicester (and villages) Against Sham Eco-town*

BASE are concerned with the rapid expansion of Bicester and in particular the proposed Eco-Town in North West Bicester (Policy Bicester 1). They do not consider Eco-town is viable and therefore undeliverable and that in sufficient public consultation or public meetings have been carried out by the Council. They strongly object to Policy Bicester 1; as the scale of development is over 1,000 acres with a site capacity likely to be near 8,000 homes rather than advertised 5,000 homes given modern density standards.

They consider there is no requirement to allocate an eco-town if a better way of meeting future needs exists. Surplus MOD land is preferred for residential growth close to railway stations. The South East Plan target is only 5,000 dwellings at Bicester, why have more? Additional car trips will be generated, there is unlikely to be 5,000 new jobs and new shops on the edge will damage town centre.

The group have also raised concerns at the level of consultation undertaken, the lack of any environmental appraisal, consideration of alternatives or public Inquiry. They note that 100% of development will be on agricultural farm land when alternative sites are available on brownfield land. They believe that this development would harm Bicester and nearby villages, more vehicles on the road and shortfall in school places.

### ***Campaign to Protect Rural England***

~~The CPRE are generally supportive of the overall Vision, Objectives and Strategy of the Plan and in particular the policies that seek the protection of the countryside. Concerns are raised however on the reliance of the South East Plan targets and growth proposed at Bicester. They note the Council's brownfield target is not particularly ambitious. All policies in Chapter B.3 Ensuring Sustainable Development are supported and in particular Policies on Oxford Green Belt and Green Boundaries to Growth. The CPRE generally support the strategy for placed based policies but suggest Shipton-on-Cherwell quarry as a possible site. Further clarification is sought for the limited Kidlington Green Belt review. Other points of issue relate to Infrastructure delivery, monitoring, quality of maps and resourcing.~~

### ***Hanwell Fields Development Action Group***

The HFDAG is active in the opposition to the allocation of North of Hanwell Fields (Banbury 5) & Southam Road (Banbury 2). The HFDAG submitted two separate letters undersigned by 90 & 60 signatures respectively. The letters of objection seek to de-allocate both sites from the Plan which they consider are located in unsustainable locations for Banbury's growth, citing the lack of education capacity, limited employment opportunities, traffic, requirement for a health care facility, distance from shops and expected anti-social behaviour as reasons. The group also expresses concerns at proposed development breaching the 'natural' boundary of Dukes Meadow Drive a northern boundary to the town.

Other issues of concern with Banbury 2 include the high visual impact on local landscape and surrounding properties, increased flood risk and noise pollution, loss of agricultural land, the urbanisation of Banbury and the fact that proposed housing is not located near existing residential development.

The group has also raised procedural concerns relating to the reliance on the South East Plan numbers, consistency with the NPPF, lack of public consultation and Banbury Masterplan, errors within supporting evidence and inconsistencies with earlier documents. A detailed analysis of other housing numbers and other Banbury sites has also been undertaken.

### ***Developers / Landowners***

The development industry is promoting a large number of residential and employment sites on the edges of Banbury and Bicester as major locations for growth as well as some smaller scale proposals in the rural villages and at Kidlington in the Green Belt.

The development industry in general are supportive of the Plan's strategy to direct most growth towards Banbury and Bicester as the most sustainable locations for growth however some of them have expressed concern at the lack of sustainable growth proposed in some of the villages, particularly with regard to affordable housing provision, infilling, brownfield sites, small scale employment opportunities and support for rural services<sup>2</sup>.

Many of the main developers promoting sites in the District have sought to raise objections to the lack of an up to date SHMA and SHLAA which they consider to be essential pieces of evidence in support of the Local Plan and have criticised the Council for not allowing

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<sup>2</sup> Barton Willmore on behalf of Archstone Land, Kemp & Kemp on Behalf of Berkeley Homes (Oxford and Chiltern) Limited & Framptons on behalf of Mintondale Developments

sufficient public consultation on this evidence, often quoting NPPF paragraph 47 'use the evidence base to ensure that the Local Plan meets the full, objectively assessed needs for market and affordable housing'.

Although there was general support in principle for the retention of the South East RSS housing figures in Cherwell it was still felt by many developers that the Local Plan should still adopt locally derived housing figures.<sup>3</sup> The South East Plan is considered to only plan for reasonable levels of housing and not to boost significantly as suggested by the NPPF and the South East Plan evidence is also considered to be out of date and based on earlier household projections.

The Local Authority would instead be expected to test higher housing figures related to 2011 Census data and later housing projectors. In short the proposed housing target should be based on; population growth, the economy, military changes, labour force ratio, market factors, housing hold projections / demographics, infrastructure and flexibility.

Several developers also raised viability concerns regarding Affordable Housing Policy (BSC.3), the detailed Infrastructure Needs within the Placed Based Policies and the Renewable Energy Requirements set out under ESD.2-4. The lack of a finalised IDP was also noted as a concern.

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<sup>3</sup> CALA Homes, Woolfbond Planning on behalf of Miller Strategic Homes, Barton Willmore on behalf of Taylor Wimpey UK Ltd Marrons on behalf of Hallam Land Management & Boyer Planning on behalf of Bloor Homes (Western) Ltd

## Section 4: Implications for the proposed Local Plan

As the detailed assessment shows, many contradictory positions were advanced by different respondents, which is not a surprise given the different interests being consulted over levels and locations of growth. The Planning Policy team has considered the points made. Some respondents offered text refinements that can easily be accommodated to achieve greater clarity in the document. Most of the points offered concerned points of detail or individual concern, very few responses challenged the premises on which the Plan has been developed and structured.

Across all of the responses two main themes emerge which we have addressed by considering text changes and showing more clearly how the evidence base has informed the content of the plan and the locations for growth.

Some issues raised are effectively early indications of the challenges that CDC will need to be prepared to address at the Plan Examination in 2013.

At Banbury concerns at North of Hanwell Fields, Southam Road, West of Bretch Hill are being considered with the benefit of new landscape evidence which is the process of being finalised. This includes the refined identification of green buffers and where necessary the scope for mitigation.

These responses illustrate the challenge facing Banbury, which is that wherever development is located at the edge of the town there are topographical limits and significant constraints which need to be balanced with the advantages of development in each location.

At Bicester concern relates to the impact of proposed relief road on the village of Wendlebury. The Bicester Movement Study has now considered a full range of route options an alternative route option avoid direct impact on Wendlebury. Although the Local Plan allows for consideration of a proposed relief road, any specific proposals will be pursued outside of the main Local Plan process.



## Section 5: Proposed Plan Changes

Arising from the representations received and the additional evidence, the following changes to the Local Plan are proposed for further consideration and testing including where necessary through the Sustainability Appraisal.

### Theme One

- Make sure it is clear that new business and commercial investment will be supported
- Plan will support University investment as playing a vital role in the strengthening of the economy of the District.
- Introduce greater flexibility of 'B' uses to assist with site promotion.
- Proposal to strengthen the Town Centre is underpinned by a new Retail analysis
- Takes account of rail investment HSLOS, East-west rail and Evergreen three
- Growth at Bicester and associated Movement Study shows need for a relief road. The new WYG options appraisal has considered alternative route options which require further testing and will be developed separately from the Local Plan process.

### Theme Two

- Revised policies for housing mix and strong support for community self build.
- Renewal Areas - alignment with 'Brighter Futures for Banbury' programme, initially in wards at Banbury. Gives planning basis for urban regeneration programmes.
- Updated Gypsy and Traveller policy to take account of recently published needs assessment.
- Education policy updated to include new education provision including special schools.

### Theme Three

- Guidance on the Energy policies ESD 1-5 has been published to provide guidance on how the plan might be interpreted.
- Green buffers on the edge of Bicester and Banbury to safeguard important gaps and avoid coalescence between town growth and surrounding villages. Updating of maps accordingly (see appended drafts subject to further testing). Where a green buffer is not shown, protection is provided by the policy against development in the open countryside.
- Oxford Canal is recognised as a major linear connection now has a Conservation Area designation

### Bicester

- Reflected on emerging landscape evidence and amended proposed Town Maps to take account of emerging Green Buffer proposals.
- Clarified phasing proposed for Bicester East in context of new information about site deliverability.
- Additional small sites for employment will be identified through Local Neighbourhoods DPD.
- Town Centre - make clear the proposed extension of the town centre is to be confirmed through the work on the Local Neighbourhoods DPD.
- Review phasing of sites in housing trajectory having regard to latest information on deliverability.

### Banbury

- Reflected on emerging landscape evidence and testing previous evidence in view of contested sites. Testing assumptions for individual sites. Emerging evidence suggests the need for some site refinement at Banbury which will need to be tested

through the Sustainability Appraisal. The town has a choice as to where growth is directed - whether to the south or the north. Banbury Southam Road east side is connected to the employment site. But west of Warwick Road is no longer a reserve site and south of Salt way are not supported in the light of emerging landscape evidence.

- Town Centre - make clear the proposed extension of the town centre is to be confirmed through the work on the Local Neighbourhoods DPD.
- Bolton Road - change to retail plus residential and commercial.
- Spiceball - change to culture, cinema, retail and renewed Mill with improved connectivity to the town centre.
- Canalside – viability study is underway. Development area contains a number of development options including wharfs on canal, use of river. Need for buildings/features marking arrival.
- North of Hanwell Fields – review implications of emerging landscape assessments of edge of Banbury and current planning application for its potential to increase the proposed level of housing growth with appropriate level of mitigation.
- Southam Road – the emerging landscape assessments consider that land to the west of Southam Road has more development challenges than the eastern part of the development area.
- Banbury Movement Study – being published to update the BANITLUS.
- SPDs will follow completion of the Local Plan.
- Town Maps take account of emerging Green Buffer proposals.
- Review phasing of sites in housing trajectory having regard to latest information on deliverability.

#### **Kidlington**

- Refer to preparing a Kidlington Framework 'Masterplan' to address the specific issues faced by Kidlington and its green belt constraint.
- Refer to opportunity to strengthen economy of the town by maximising the role of Oxford University and the its strategic location between Bicester and Oxford on the A34, taking advantage of the new transport investment in improved rail links to Oxford and Bicester including a new Water Eaton station. Planning to conduct a limited green belt review at Kidlington to secure additional high value employment growth.

#### **Villages**

- The plan limits growth at the villages as they are less sustainable locations than the 2 towns. Housing distribution figures to be updated taking account of latest completions and permissions and to consider the effect of recent planning decisions and appeals.
- Where villages prepare (and complete) a Neighbourhood Plan they will form part of the statutory Development Plan and have considerable weight in guiding limited growth in villages to the location supported by the community.

## Section 6: Sustainability Appraisal – Update

The Strategic Environmental Assessment (SEA) Directive requires responses to consultation to be taken into account during the preparation of the plan or programme and before its adoption or submission to a legislative procedure. Consultation on the Sustainability Appraisal took place alongside the Local Plan between 29<sup>th</sup> August – 10<sup>th</sup> October 2012.

~~CDC received direct responses to the SA from 16 individuals and organisations resulting on 56 comments on the SA. It should also be considered that, comments received only on the Local Plan will ultimately affect the SA too if they result on changes to the Local Plan.~~

There were a number of anomalies in the reporting of the SA representations to the consultation on the Proposed Submission Local Plan (August – October 2012) which have now been addressed.

The individuals and organisations listed below made direct responses to the SA. The Report to the Executive on 4 March 2013 did not list in the SA section the responses from the organisations and individual marked below in bold text.

### *Organisations responding*

- **Aylesbury Vale DC**
- Berrys on behalf of Gleeson Developments Ltd
- Bioscan
- Cropredy Parish Council
- David Lock Associates / Gallagher Estates
- English Heritage
- Framptons on behalf of Barwood Developments
- **Hanwell Parish Council**
- **Hanwell Village Residents**
- HFDAG
- Hives Planning on behalf of Oxford Diocesan Board of Finance and trustees of the Adderbury and Milton Feoffee Charity
- Natural England
- Oxfordshire County Council
- Rapleys LLP on behalf of Bedworth Trading Ltd
- **Savills on behalf of Milton Village Meeting**

### *Individuals responding*

- Mr R Bratt
- Mr J Colegrave
- **Mr A Jones**
- Mrs K Jones
- MsC Nunn

The Consultation Bodies<sup>4</sup> for the purposes of the SEA Directive are the Environment Agency, Natural England and English Heritage.

English Heritage main comments related to the potential effect of development on the historic environment in Bicester; potential harm to Alchester Roman Town and the Wretchwick Deserted Medieval Settlement in particular.

Natural England confirmed they did not have any comments to make on the SA report and the Environment **Agency** only made comments to the Local Plan.

The County Council provided comments on the archaeology and ecology of specific sites.

~~The main comments from other consultees relate to the following:~~

**Para' 6.9 of the March 2013 Report to Executive, summarised other SA issues as follows:**

- Lack of information on the selection of sites through the progression of the Local Plan and whether the SA process to date has adequately justified the progression/rejection of development sites. The sites questioned were: Salt Way/Wykhams Park Farm (omission site), West of Bretch Hill (Banbury 3), Hardwick Farm/Southam Road (Banbury 2), and North of Hanwell Fields (Banbury 5);
- whether the SA demonstrates that the growth proposed for Banbury in the Local Plan is the most appropriate strategy when considered against reasonable alternatives
- support for the limited number of dwellings proposed for villages. Future work (through Local Neighbourhoods DPD) should reflect current population, type and mix of housing and materials to reflect village characteristics; and
- need for further evidence to assess the sustainability of sites and inform mitigation measures in Banbury due to Banbury's topographical and capacity constraints to growth.

**The following should also have been noted:**

- **Increasing residual development in the rural villages away from the main centres of Banbury, Kidlington and Bicester is not considered sustainable or in accordance with ESD1 due to the need to use the car to access facilities and services.**
- **In relation to transport, SA scores should be reduced for SLE4 and Bicester 12 until mitigation and infrastructure upgrades are secured.**

**How we responded to Sustainability Appraisal direct representations**

**The March 2013 SA responded to the August-October 2012 representations by:**

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<sup>4</sup> Those authorities which, because of their environmental responsibilities, are likely to be concerned by the effects of implementing the plan or programme, and must be consulted on the scope and level of detail of the information to be included in the Environmental Report.

- incorporating a summary of the reasons why strategic sites have been taken forward in Appendix B.
- incorporating in Appendix C a summary of why sites were rejected and reporting the assessment of the rejected sites as per the SA Core Strategy 2010 for referencing, update of the 2010 SA assessments with latest relevant evidence where relevant.
- providing a response to the representations received in Appendix D.
- updating SA assessments with latest available evidence.

***Potential changes to the Local Plan and its evidence***

~~Where matters of soundness are raised through consultation on the Local Plan, or materially significant issues arise from new evidence, any proposed changes to the Plan should be appraised and the SA report updated, or a supplementary report produced. Changes that are not significant will not require further sustainability work.~~

~~Presently the main identified areas of proposed change in the Local Plan or its evidence which could potentially affect the Sustainability Appraisal are:~~

- ~~Emerging landscape and environmental evidence affecting the assessment of sites and the identification of sites including Green Buffers;~~
- ~~Latest housing completions and permissions; and~~
- ~~Changes to town centre policies (Bicester 5 and Banbury 7) and housing mix policy (BSC4).~~

~~However, as a number of pieces of evidence are presently being finalised, a further check for any other necessary changes will need to be made.~~

***Potential effect of main issues raised through SA consultation and Local Plan changes***

~~At the present time it is considered that the emerging evidence (particularly on landscape), together with the responses to the consultation and updates to baseline information such as housing completions and permissions are likely to have an effect on the appraisal of the sites/policies listed below. Whether this will alter the result of the Sustainability Appraisal and whether other sites/policies will be affected cannot be ascertained until the evidence is finalised and all sites proposed and rejected through the Local Plan process are reassessed.~~

<del>Sites where the Sustainability Appraisal is likely to be affected</del>	
<del>Sites in the Proposed Submission Local Plan</del>	<del>Sites not in the Proposed Submission Local Plan</del>
<del>Bicester 1 North West Bicester/Eco town (Howes Lane, Lords Lane)</del>	<del>Land West of Warwick Road (BAN 4 in the Draft Core Strategy 2010)</del>
<del>Bicester 8 Bicester Airfield</del>	<del>Way (BAN 4 in Options for Growth 2008)</del>
<del>Bicester 11 North East Bicester Business Park</del>	<del>Wykham Park Farm and South of Salt Park</del>

Sites where the Sustainability Appraisal is likely to be affected	
Sites in the Proposed Submission Local Plan	Sites not in the Proposed Submission Local Plan
Bicester 12 Bicester East	Land west of Bloxham Road (BAN 5 (a) in Options for Growth 2008)
Banbury 1 Banbury Canalside	Land east of the M40 (BAN7 in the Supporting Report to Options for Growth 2008)
Banbury 2 Hardwick Farm/Southam Road	South East of Hanwell (BAN 9 in the Supporting Report to Options for Growth 2008)
Banbury 5 North of Hanwell Fields	South of Thorpe Way (BAN 10 in the Supporting Report to Options for Growth 2008)
Banbury 8 Land at Bolton Road	

~~None site specific policies presently affected by proposed changes arising from new or emerging evidence or consultation responses are ESD 15 Green Boundaries to Growth, Bicester 5 Strengthening Bicester Town Centre, Banbury 7 Strengthening Banbury Town Centre and BSC4 Housing Mix.~~

~~In Sustainability Appraisal terms it is considered that changes to Bicester 5, Banbury 7 and BSC 4 are unlikely to give rise to any significant negative effect and it is unlikely that further assessment will be required.~~

~~The Sustainability appraisal of Plan policy ESD 15 will depend on the outcome of final landscape and environmental evidence.~~

#### ~~Next steps for the SA~~

~~The Sustainability Appraisal is currently being updated with an updated baseline evidence and a clearer review of options rejected to date. Policies will be reassessed on the basis of this baseline including sites previously rejected. Alongside this assessment will be an updated Habitats Regulation Assessment.~~

~~The amended Sustainability Appraisal report will be consulted upon alongside the 'focused consultation' on the Local Plan Proposed Submission.~~

~~These new documents will be available from the CDC Website.~~

## Section 7: Proposed Additional ‘Focused’ Consultation

In preparation for the Examination of the Local Plan, the officers have received advice from Counsel on the final stages of plan completion and the implications of the proposed changes arising from new evidence and representations.

The Plan must be considered ‘sound’ at Examination to be adopted by the Council and Counsel’s advice is now shaping how we proceed to complete Plan drafting and the next steps we take.

A number of changes are proposed to the draft Cherwell Local Plan arising from a combination of responses received to the consultation on the plan (Aug – Oct 2012), and some arise from evidence being completed since the plan was consulted upon. Most of the proposed changes are relatively minor, but a small number of policy changes are regarded as *major* and judged by our legal advisers to be ‘*significant material changes*’ to the plan.

In addition, changes may be required to the site yield on sites following the receipt of additional evidence. The total amount of growth proposed in the Local Plan for the District up to 2031 is not proposed to change and remains 16,750 (RSS compliant) but these changes are again judged to be ‘*significant material changes*’ to the plan.

At present, 3 necessary major policy changes are proposed for further testing:

- Policy ESD15: Green Boundaries to Growth – The production of additional evidence to define more clearly the purposes and boundaries of the green buffers, a key policy proposal within the 2012 Local Plan draft. Changes are proposed in the interests of maintaining Banbury and Bicester’s distinctive identity and setting; protecting the separate identity and setting of neighbouring settlements which surround the two main towns; preventing coalescence and protecting gaps between the two towns and their surrounding settlements; protecting the identity and setting of valued features of landscape and historical importance that are important in shaping the long term planning of the towns; and protecting important views (see draft maps appended).
- Policy BSC4: Housing Mix – arising from the representations received it is proposed to revise the proposed policy to be less rigid as it is impeding site negotiations.
- Policy SLE2: Securing Dynamic Town Centres and Bicester 5: Strengthening Bicester Town Centre – representations had noted that the proposed Local Plan text and maps for strengthening town centres appeared to imply that CDC may be looking to increase by 3 fold the area of the town centre in Bicester. This would diffuse the town centre first policy were it to be an approach that is adopted. It is proposed to make it clear that there is an area of search for expanding the town centre.

The vast bulk of the Plan is expected to be unchanged, though some minor points of clarification are proposed through out it as ‘minor’ changes. Additionally, potential changes to site yields and will need to be considered in the context of final landscape evidence.

The proposed changes to strategic housing sites are:

- Bicester 12: East Bicester – Pre-application discussions confirm that the site could be brought forward earlier than originally proposed as a readily deliverable site, with appropriate mitigation.

- Banbury 2: Banbury: Hardwick Farm, Southam Road (East and West) – the emerging landscape assessments consider that land to the west of Southam Road has more development challenges than the eastern part of the development area. It is proposed to retain the overall development boundary but to review the overall amount of development considered on the western part.
- Banbury 5: North of Hanwell Fields – Review implications of landscape assessments of edge of Banbury, and current planning application, for potential to increasing the proposed level of housing growth with appropriate mitigation

The legal advice we have received is to rerun the Sustainability Appraisal to take account of these proposed and policy and site changes (which has begun by our retained consultants Environ) and re-consult on these few major changes to the Local Plan. This is not a full consultation on the whole Plan and its strategy as conducted in autumn 2012. This additional consultation will also enable those points raised by key Agencies and Stakeholders to be considered and shown to have been addressed prior to the completion of the Local Plan (eg new Town Movement Studies which address concerns of the Highways Agency)

Re-consultation is a regular feature of plan making.

Proceeding to sign off and submission of the Local Plan without undertaking this additional ‘focused’ consultation would entail a major risk of being judged to be ‘unsound’ at the start of the Plan Examination and not being allowed to proceed, given the findings of our own evidence.

*The additional ‘focused consultation’*

This will entail public consultation (including with key stakeholders) on a table of changes - the ‘focused changes’ - together with other minor changes , with an explanation of why they are needed.

A 6 week period of consultation is required, with a period thereafter to compile the responses and report to Executive and Full Council together with the final proposed Local Plan for adoption and submission to the Secretary of State.

**Conclusion**

The Local Plan is its final stage of preparation. Consultation responses on the Proposed Submission Local Plan August 2012 have been considered by officers and the Council’s evidence base is nearly complete.

Consideration of the new evidence and the comments received on the Plan has concluded that a small number of significant changes are required. The clear legal advice received by officers is that these changes need to be consulted upon alongside an updated Sustainability Appraisal. The SA will consider the effects of the changes and will take into account the final pieces of evidence.

The consultation will be a ‘focused consultation’ on the significant changes for a 6 week period. Other minor changes will be separately identified. Following the consultation, the representations received will be summarised and the Plan with final amendments will be presented to full Council for formal approval so that it can be submitted to the Secretary of State for Examination.



## Appendix A

### Statement of Representation Procedure, Representation Form & Guidance Note

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## Guide to making representations

## Introduction

These guidance notes have been designed to help anyone who wishes to make a formal representation on the Proposed Submission Local Plan, which is subject to a period of consultation from **Wednesday 29<sup>th</sup> August to 5pm Wednesday 10<sup>th</sup> October 2012**.

The Representations Form can be found at [www.cherwell.gov.uk/localdevelopmentframework](http://www.cherwell.gov.uk/localdevelopmentframework)

This is an opportunity to make comments on the Local Plan before it is submitted to the Secretary of State for independent examination by an independent Planning Inspector. Comments will be submitted to the Planning Inspector along with the Local Plan.

The purpose of the examination is to consider whether the Local Plan is **legally compliant** (i.e. if it has been prepared in accordance with regulations) and is **sound**.

Therefore any representations received on the Local Plan must address these concerns. These concerns are explained in more detail within this guidance, but, as a general rule:

- 1) If you are seeking to make representations on the way in which the Council has prepared the Local Plan, it is likely that your comments or objections will relate to a matter of legal compliance.
- 2) If it is the actual content on which you wish to comment or object, it is likely it will relate to "Soundness" – whether the Local Plan is positively prepared, justified, effective or consistent with national policy.

Your comments need to be made in writing (either electronically or on paper) and received by Cherwell District Council by **5pm on Wednesday 10<sup>th</sup> October 2012**. We will not be able to accept comments that are received after the deadline and we cannot accept anonymous responses.

Respondents should also note that representations are not confidential and that they will be published on the Council's website and copies will be made available for public inspection, although personal information, e.g. the addresses, telephone numbers and email addresses, of representations from individuals will be removed.

**It is strongly recommended that you use the Representation Forms provided by the Council to make your representation to ensure that it relates to the issues of legal compliance or soundness**

## How to fill in the representation form

### **Part A: Contact Information**

You must complete all your contact details. This is used to identify who has made the comment(s), so it is important that you complete this fully.

#### ***Questions 1 & 2***

The first column relates to representation from individuals. The second column should be completed if an agent is being used.

### **Part B: The Representation**

This is where you need to make your comments on the legal compliance or soundness of the Local Plan. **It is important that you use a separate Part B sheet for each comment you want to make.** Keep your comments clear and concise.

Please include your name/organisation at the top of each of Part B form that you use

#### ***Question 3***

Please state which Policy/Paragraph/Proposals Map your representation relates to. **If you wish to comment on more than one policy, please complete a separate Part B sheet for each policy**

#### ***Questions 4 – 8***

Please provide your comments and state whether they relate to legal compliance or soundness and your reasons for this.

#### Question 4.(1) Legal Compliance

The Inspector will first check that the Draft Local Plan meets the legal requirements under the Planning and Compulsory Purchase Act 2004 (referred to as 2004 Act in this guidance note) as amended by the Localism Act 2011, before moving on to test for soundness. You should consider the following before making a representation on legal compliance:

- The Local Plan should be within the current Local Development Scheme (LDS) and the key stages should have been followed. The LDS is effectively a programme of work prepared by the Council, setting out the documents it proposes to produce over a set period. It sets out the key stages in the production of any documents the Council propose to bring forward for independent examination. If the Local Plan is not in the current LDS it should not have been published for representations. The LDS is available for inspection at the Council's Office (Bodicote House, Bodicote, OX15 4AA) and a link is provided on the website [www.cherwell.gov.uk/localdevelopmentframework](http://www.cherwell.gov.uk/localdevelopmentframework)
- The process of community involvement for the Local Plan should be in general accordance with the Council's Statement of Community Involvement (SCI)<sup>1</sup>. The SCI is a document that sets out the Council's strategy for involving the community in the preparation and revision of documents for the Local Plan and the consideration of planning applications. The SCI is available for inspection at the Council's Office (Bodicote House, Bodicote, OX15 4AA) and a link is provided on the website [www.cherwell.gov.uk/localdevelopmentframework](http://www.cherwell.gov.uk/localdevelopmentframework)
- The Local Plan should comply with the Town and Country Planning (Local Planning) (England) Regulations 2012<sup>2</sup>. On publication of the Proposed Submission Local Plan, the Council must publish the documents prescribed in the regulations, and make them available at its principal offices and on the website. The Council must notify the consultation bodies (as set out in the regulations) and it will also place local advertisements and notify any persons who have requested to be notified.
- The Council is required to prepare a Sustainability Appraisal Report when it prepares a Local Plan. This should identify the process by which the Sustainability Appraisal has been carried out, the baseline information used to inform the process and the outcomes of the process. Sustainability Appraisal is a tool for appraising policies to ensure they reflect social, environmental, and economic factors. The Sustainability Appraisal is available for inspection at the Council's Office (Bodicote House, Bodicote, OX15 4AA) and a link is provided on the website [www.cherwell.gov.uk/localdevelopmentframework](http://www.cherwell.gov.uk/localdevelopmentframework)
- The Local Plan should be in general conformity with the Regional Spatial Strategy (RSS), (Section 24(1) (a) of the 2004 Act).
- The Local Plan must have regard to the Sustainable Community Strategy (SCS)<sup>3</sup>. The SCS is prepared by the Local Strategic Partnership which is representative of a range of interests in the District. The SCS is subject to consultation but not to an independent examination.
- The Council is required to fulfil the Duty to Co-operate in preparing the Local Plan as required by Section 119 of the Localism Act 2011 and Regulation 4 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

<sup>1</sup> View the SCI online at [www.cherwell.gov.uk/localdevelopmentframework](http://www.cherwell.gov.uk/localdevelopmentframework)

<sup>2</sup> View the Planning Regulations online at <http://www.legislation.gov.uk/ukxi/2012/767/contents/made>

<sup>3</sup> View the SCS at: <http://www.cherwell.gov.uk/index.cfm?articleid=3563>

#### 4. (2) Soundness

Soundness is explained fully in the National Planning Policy Framework<sup>4</sup> in paragraph 182. The Inspector has to be satisfied that the Local Plan is positively prepared, justified, effective, and consistent with national policy. **If you wish to comment on more than one of the four matters of soundness in relation to a specific policy, please complete a separate Part B sheet for each matter of soundness**

To be sound, a Local Plan should be:

##### **Positively prepared**

The plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;

##### **Justified**

The plan should be the most appropriate strategy, when considered against the reasonable alternatives and be based on proportionate, adequate, up to date and relevant evidence base;

##### **Effective**

The plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities;

##### **Consistent with national policy**

The plan should enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework (NPPF);

If you wish to make a representation seeking a change to the Local Plan you should make it clear why you think it is unsound, having regard to the four tests set out above. You should try to support your representations by evidence showing why the Local Plan should be changed and how you think it should be changed, including your suggested wording to amend the Local Plan and make it sound.

If you think the content of a Local Plan is not sound because it does not include a policy where it should do, you should consider the following before making representations:

- Is the issue with which you are concerned already covered specifically by any national planning policy? If so, it does not need to be included.
- Is the issue with which you are concerned already covered by any other policies in the Local Plan? If so there is no need for repetition.
- If the policy is not covered elsewhere, in what way is the Local Plan unsound without the policy?
- If the Local Plan is unsound without the policy, what should the policy say?

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<sup>4</sup> View the NPPF online at <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf>

## Supporting the Local Plan

### **Question 8**

If you support a policy, or policies, of the Local Plan, you should express your support so that the Inspector has the full picture in considering the Local Plan, expressing why the policy (or policies) is sound.

## The Examination

### **Question 9**

Please indicate whether you wish to participate in the Examination. The Examination will involve a series of Hearing sessions on matters which will be identified by the Inspector. The hearings will be chaired by the Inspector and will focus on the legal compliance and soundness of the Local Plan. All representations will be considered by the Inspector.

Please note that the Inspector will decide who will be invited to speak at the Hearing sessions, not the Council, and the Inspector will decide the topics to be covered in each Hearing session, based on the issues raised by the written representations at this publication stage

## Sustainability Appraisal

### **Question 10**

Please state here whether you have any comments on the Sustainability Appraisal

## General advice

- Representations are only valid if your name and address are supplied. If agents are completing forms on behalf of clients, agents should please state the full name or organisation of who they are representing.
- Make clear why you feel the strategy does or does not meet the legal compliance check and/or the tests of soundness.
- Be clear and to the point
- Note that after this stage, further submissions will only be accepted at the request of the Inspector



## Group Representations

Where there are groups who share a common view on how they wish to see a Local Plan changed, it would be very helpful for that group to send a single representation which represents the view, rather than for a large number of individuals to send in separate representations which repeat the same points. In such cases the group should indicate how many people it is representing and how the representation has been authorised.

### What happens next?

At the end of the consultation, the representations will be considered and the need for minor amendments assessed. The Local Plan will then be submitted to the Secretary of State for examination. A Planning Inspector will be appointed and he/she will identify the issues for debate. The Inspector will chair hearings on these issues during the Examination in Public (EiP).

An independent programme officer will be appointed and will be responsible for managing the arrangements of the Examination process, including all documents, organising the Inspector's site inspections and dealing with all correspondence. The Programme Officer reports to the Planning Inspector and will be the main point of contact during the EiP.

Please note that the ability to speak at the EiP is limited to those who make representations at this proposed submission stage and are invited to attend hearings on particular issues by the Planning Inspector. Any representations submitted in previous consultations (i.e Draft Core Strategy, Options for Growth) cannot be considered as part of the Publication process.

### Further Help

We know that this can be a technical and confusing process. We've tried to make this guidance note as easy to follow as possible but if you require further assistance in completing the Representation Form or with any part of this guidance note, please contact the Planning Policy Team, on 01295 227970 or email [planning.policy@cherwell-dc.gov.uk](mailto:planning.policy@cherwell-dc.gov.uk)

We will also be available at exhibitions around the District during the consultation period, to give you advice on submitting a representation. For more details visit [www.cherwell.gov.uk/localdevelopmentframework](http://www.cherwell.gov.uk/localdevelopmentframework) or phone 01295 227970.

### Other issues

All of the local plan documents can be viewed and downloaded at [www.cherwell.gov.uk/localdevelopmentframework](http://www.cherwell.gov.uk/localdevelopmentframework) or at the Council's offices, Link points and libraries between Wednesday 29<sup>th</sup> August to Wednesday 10<sup>th</sup> October 2012. Paper copies can also be purchased for a charge.

It is strongly recommended that representations are made using the online consultation system via <http://consult.cherwell.gov.uk/portal/ldf>. Alternatively, the paper "Representation Form" should be used.

Written representations should be emailed to [planning.policy@cherwell-dc.gov.uk](mailto:planning.policy@cherwell-dc.gov.uk) or posted

to Strategic Planning and the Economy, Cherwell District Council, Bodicote House, Bodicote, OX15 4AA.

If you wish to submit documentation in support of your representation, the Council would appreciate receiving this in electronic format and it should be no more than 5MB in size to allow it to be uploaded to the Council's consultation portal and website.

Please note that all representations will be made public through the online consultation system, although contact details (address, email and telephone numbers) will be hidden. We cannot accept anonymous responses.

Representations may be accompanied by a request to be notified when:

- the document has been submitted for independent examination
- the Planning Inspector publishes his/her recommendations
- the document is adopted

Representations received after 5pm on Wednesday 10<sup>th</sup> October 2012 will not be accepted.

Further detailed guidance on the preparation, publication and examination of Local Plans is provided in the National Planning Policy Framework

# Proposed Submission Local Plan

## Representation form

has no say  
your place • your space

Please return to Cherwell District Council by 5pm on 10<sup>th</sup> October 2012  
Representations received after this date and time may not be considered.  
Guidance on completing Representations Forms is available at  
[www.cherwell.gov.uk/localdevelopmentframework](http://www.cherwell.gov.uk/localdevelopmentframework)

*Internal Use Only*

CN:  
AN:  
S:  
C:

This form has two parts –

Part A – Personal Details

Part B – Your representation. (Please fill in a separate sheet for each representation you wish to make. Remember to include your name or organisation name on each one.)

### Part A

#### 1. Personal Details

Title	<input type="text"/>
First Name	<input type="text"/>
Last Name	<input type="text"/>
Job Title (where relevant)	<input type="text"/>
Organisation (where relevant)	<input type="text"/>
Address Line 1	<input type="text"/>
Line 2	<input type="text"/>
Line 3	<input type="text"/>
Line 4	<input type="text"/>
Post Code	<input type="text"/>
Telephone Number	<input type="text"/>
E-mail Address (where relevant)	<input type="text"/>

#### 2. Agent's Details (if applicable)

<input type="text"/>
<input type="text"/>
<input type="text"/>
<input type="text"/>
<input type="text"/>
<input type="text"/>
<input type="text"/>
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<input type="text"/>

**PLEASE NOTE THAT YOU MUST PROVIDE YOUR NAME AND ADDRESS FOR YOUR COMMENTS TO BE CONSIDERED. BY COMPLETING THIS FORM YOU AGREE TO YOUR DETAILS BEING SHARED AND YOUR NAME AND COMMENTS WILL BE MADE AVAILABLE FOR PUBLIC VIEWING. THESE REPRESENTATIONS CANNOT BE TREATED AS CONFIDENTIAL.**

Return completed forms to:

Email: [planning.policy@cherwell-dc.gov.uk](mailto:planning.policy@cherwell-dc.gov.uk)

Post: Strategic Planning and The Economy, Cherwell District Council, Bodicote House, Bodicote, OX15 4AA

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**Part B – Please use a separate sheet for each representation**

---

Name or Organisation:

**3. To which part of the Local Plan does this representation relate?**

Section  Paragraph Number/s  Policy Number

Table  Map  Appendix

**4. Do you consider the Proposed Submission Local Plan is:**

4.(1) Legally compliant Yes  No

4.(2) Sound\* Yes  No

***\*The considerations in relation to the Local Plan being 'Sound' are explained in the National Planning Policy Framework in Paragraph 182. (Please see guidance notes)***

*If you have entered **No** to 4.(1) and 4.(2) please continue to Q5. Otherwise please go directly to Q6.*

**5. Do you consider the Local Plan is **unsound** because it is not:**

(1) Positively Prepared

(2) Justified

(3) Effective

(4) Consistent with national policy

Return completed forms to:

Email: [planning.policy@cherwell-dc.gov.uk](mailto:planning.policy@cherwell-dc.gov.uk)

Post: Strategic Planning and The Economy, Cherwell District Council, Bodicote House, Bodicote, OX15 4AA

6. Please give details of why you consider the Local Plan is not legally compliant or is unsound. Please be as precise as possible.

(Continue on a separate sheet /expand box if necessary)

7. Please set out what change(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified at Question 5 above where this relates to soundness. You will need to say why this change will make the Local Plan/Sustainability Appraisal legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

(Continue on a separate sheet /expand box if necessary)

Return completed forms to:

Email: [planning.policy@cherwell-dc.gov.uk](mailto:planning.policy@cherwell-dc.gov.uk)

Post: Strategic Planning and The Economy, Cherwell District Council, Bodicote House, Bodicote, OX15 4AA

8. If you wish to support the legal compliance or soundness of the Local Plan, please also use this box to set out your comments.

(Continue on a separate sheet /expand box if necessary)

**Please note** your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations. Further submissions will only be accepted at the request of the Inspector, based on the matters and issues he/she identifies for Examination.

9. If your representation is seeking a change, do you wish to express an interest to participate in the Examination?

No, I do not wish to participate at the oral examination

Yes, I wish to participate at the oral examination

10. Do you have any comments on the Sustainability Appraisal?

(Continue on a separate sheet /expand box if necessary)

**If you wish to be informed of the date of the submission of the document to the Secretary of State, please tick this box**

Signature:

Date:

Return completed forms to:

Email: [planning.policy@cherwell-dc.gov.uk](mailto:planning.policy@cherwell-dc.gov.uk)

Post: Strategic Planning and The Economy, Cherwell District Council, Bodicote House, Bodicote, OX15 4AA

**PLEASE RETURN THIS FORM BY 5PM ON WEDNESDAY 10th OCTOBER 2012 TO:**

**Strategic Planning and the Economy, Cherwell District Council, Bodicote House, Bodicote, Banbury,  
OX15 4AA or email: [planning.policy@cherwell-dc.gov.uk](mailto:planning.policy@cherwell-dc.gov.uk)**

Return completed forms to:

Email: [planning.policy@cherwell-dc.gov.uk](mailto:planning.policy@cherwell-dc.gov.uk)

Post: Strategic Planning and The Economy, Cherwell District Council, Bodicote House, Bodicote,  
OX15 4AA

Appendix B  
Press Notice



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**PLANNING AND COMPULSORY PURCHASE ACT 2004**

**THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND)  
REGULATIONS 2012**

**REGULATION 19 CONSULTATION**

**NOTICE OF PUBLICATION OF DRAFT LOCAL PLAN DEVELOPMENT PLAN  
DOCUMENT AND PROPOSALS MAPS (PROPOSED SUBMISSION DOCUMENTS) AND  
SUSTAINABILITY APPRAISAL OF LOCAL PLAN**

Cherwell District Council has prepared a Local Plan and Proposals Maps which it proposes to submit to the Secretary of State of Communities and Local Government. The Proposed Submission Local Plan and Proposals Maps are being published for consultation from Wednesday 29<sup>th</sup> August 2012 until Wednesday 10<sup>th</sup> October 2012. Simultaneously, the Council is also consulting on the Sustainability Appraisal of the Local Plan.

The Local Plan will, upon adoption, set the broad planning framework for meeting the future needs of Cherwell. The plan will

- Develop a sustainable local economy
- Ensure sustainable development
- Build sustainable communities

The consultation paper on the Proposed Submission Local Plan and supporting documents will be available on-line at <http://www.cherwell.gov.uk/localdevelopmentframework> from Wednesday 29<sup>th</sup> August 2012. It will also be made available at the locations below.

All comments must be received by 5pm Wednesday 10<sup>th</sup> October

**How to make your representations**

Please make your representation on the representations form.

The representation form can be completed online or downloaded from the website at:

<http://consult.cherwell.gov.uk/portal/ldf>

The representation form is also available at the deposit points (see below).

Alternatively completed forms can be returned by:

Post: Strategic Planning and the Economy  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury  
Oxon  
OX15 4AA

Email [Planning.policy@cherwell-dc.gov.uk](mailto:Planning.policy@cherwell-dc.gov.uk)

Fax: 01295 221856

All comments received during the consultation will be made available for public inspection.

Representations may be accompanied by a request to be notified at a specified address of any of the following:

- i) the submission of the Local Plan for independent examination under section 20 of the Act,
- ii) the publication of the recommendations of the person appointed to carry out an independent examination of the Local Plan under section 20 of the Act, and
- iii) the adoption of the Local Plan

**Where and when to inspect the document:**

The Proposed Submission Local Plan, Proposals Map, Sustainability Appraisal, Leaflet, Guide to Making Representation and Representation Form can be viewed and downloaded through the Council website at:

[www.cherwell.gov.uk/localdevelopmentframework](http://www.cherwell.gov.uk/localdevelopmentframework)

The Proposed Submission Local Plan and its supporting documents are also available to inspect at the deposit points listed below. Copies of the representation form can also be obtained at these deposit points.

Cherwell District Council Offices, Bodicote House, Bodicote, Banbury, OX15 4AA  
8.45am (10.00am Wednesday) - 5.15pm Monday -Friday

Banbury Library, Marlborough Road, Banbury, OX16 5DB  
Monday 9am – 1pm, Tuesday 9am-7pm, Wednesday 9am – 8pm, Thurs and Friday 9am – 7pm, Saturday 9am – 4.30pm

Neithrop Library, Community Centre, Woodgreen Avenue, Banbury OX16 0AT  
Monday 10am – 7pm, Tuesday Closed, Wednesday 2pm – 5pm, Thursday 10am – 1pm, Friday 10am- 5pm, Saturday 9.30am – 1pm

Bicester Town Council, The Garth, Launton Road, Bicester, OX26 6PS  
Monday – Thursday 9am – 5pm, Friday 9am – 4pm

Bicester Library, Old Place Yard, Bicester OX26 6AU  
Monday 9.30am – 7pm, Tuesday 9.30-5pm, Wednesday and Thursday 9.30am – 7pm, Friday 9.30am – 5pm, Saturday 9am-4.30pm

Kidlington Library, Ron Groves House, 23 Oxford Road, Kidlington, OX5 2BP  
Monday 9.30am – 5pm, Tuesday 9.30am – 7pm, Wednesday 9.30am – 1pm, Thursday 9.30am – 5pm, Friday 9.30am – 7pm, Saturday 9.00am – 4.30pm

Adderbury Library, Church House, High Street, Adderbury, OX17 3LS  
Tuesday: 10 am –12 noon & 3 – 7pm, Thursday: 2pm – 5pm & 6 – 7pm, Friday: 10am – 12 noon & 2 pm – 5pm, Saturday: 9.30 am –1pm

Deddington Library, The Old Court House, Horse Fair, Deddington, Oxon. OX15 0SH  
Monday 2pm - 5pm, 5.30pm - 7pm, Tuesday Closed Wednesday 9.30am - 1pm, Thursday 2pm - 5pm, 5.30pm - 7pm Friday Closed Saturday 9.30am - 1pm

Hook Norton Library, High Street, Hook Norton, Banbury, Oxon, OX15 5NH  
Monday 2pm - 5pm, 6pm - 7pm, Tuesday Closed, Wednesday 2pm - 5pm, Thursday Closed, Friday 2pm - 5pm, 6pm - 7pm, Saturday 9.30am - 12.30pm

**Mobile Library Services**

Copies will be available on the North, Central and West Mobile Library Services.

For details of locations and times of the mobile library visit [www.oxfordshire.gov.uk](http://www.oxfordshire.gov.uk) or phone 01865 810240

Banbury LinkPoint, 43 Castle Quay, Banbury, Oxfordshire, OX15 5UW

8.45am (10am Wednesday) to 5.15pm Monday to Friday

Bicester LinkPoint, 38 Market Square, Bicester, Oxfordshire, OX26 6AL

8.45am (10am Wednesday) to 5.15pm Monday to Friday

Kidlington LinkPoint, Exeter Hall, Oxford Road, Kidlington, Oxon, OX5 1AB

8.45am (10am Wednesday) to 5.15pm Monday to Friday

## Appendix C

### Exhibition Boards

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# The Cherwell Local Plan

your place • your space  
• your say



[www.cherwell.gov.uk/localdevelopmentframework](http://www.cherwell.gov.uk/localdevelopmentframework)

The Cherwell Local Plan will set out how the district will grow and change up to 2031. It will set out the proposals for how we will develop and support our local economy, protect our villages and strengthen our town centres.

## A Vision for Cherwell

The Local Plan contains a vision for the district.

### Vision:

By 2031, Cherwell district will be an area where all residents enjoy a good quality of life. It will be more prosperous than it is today. Those who live and work here will be happier, healthier and feel safer.

In order to deliver this vision, the Plan sets out a Spatial Strategy on how we will manage the growth of the district over the Plan period. It can be summarised as:

- Focusing housing growth at Bicester and Banbury
- Maximising the investment opportunities in our towns and
- Ensuring that the level of development of our villages respects the character and beauty of our rural areas while meeting local needs

The plan sets out fifteen strategic objectives and a number of policies to meet these objectives.

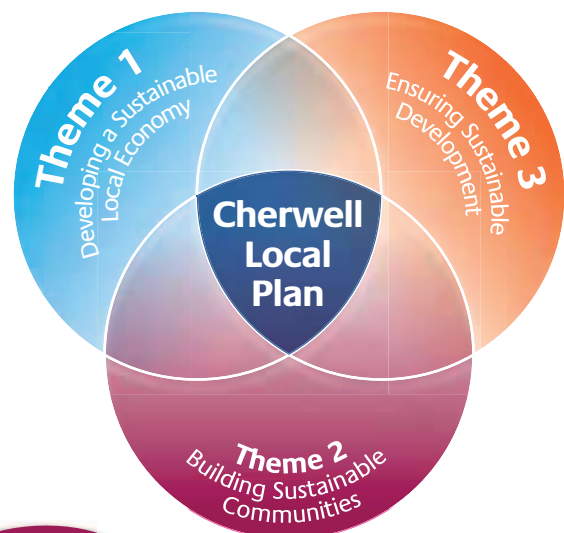
## How to make your comments

There are a number of ways you can make your comments:

- Complete the online representation form at <http://consult.cherwell.gov.uk/portal>
- Download and complete a representation form at [www.cherwell.gov.uk/localdevelopmentframework](http://www.cherwell.gov.uk/localdevelopmentframework)
- Request a representation form to be sent to you or pick one up at our exhibitions.
- To request more details, send completed forms and any other comments please contact: Strategic Planning and The Economy, Cherwell District Council, Bodicote House, Banbury, OX15 4AA
- Email: [planning.policy@cherwell-dc.gov.uk](mailto:planning.policy@cherwell-dc.gov.uk)

## Three key themes for Cherwell

At the heart of the plan and through all its policies are three key themes which link together to ensure a prosperous and successful future for the district.



Contact us

# The Cherwell Local Plan

your place • your space • your say

## Theme 1

Developing a Sustainable Local Economy

[www.cherwell.gov.uk/localdevelopmentframework](http://www.cherwell.gov.uk/localdevelopmentframework)

### Where will we work?

We need to make sure we have enough jobs for the people that live and want to work in the district. To do this the Local Plan needs to make sure that there is enough land and the right type of land available for those businesses that want to be located here. We also need to look after those companies we already have in the district.

We want to attract the following types of employment:

- Advanced manufacturing/high performance engineering
- Green economy
- Innovation, research and development
- Retailing
- Consumer services

We have identified eight strategic employment sites within the district which are proposed to come forward over the Plan period. They are for a wide range of different uses; from offices, research and development, high tech knowledge industry, through to leisure and hotels.

Bicester	Site No.
North West Bicester	<b>Bicester 1</b>
Graven Hill	<b>Bicester 2</b>
Bicester Business Park	<b>Bicester 4</b>
Bicester Gateway	<b>Bicester 10</b>
North East Bicester Business Park	<b>Bicester 11</b>
East Bicester	<b>Bicester 12</b>
Banbury	
Land West of M40	<b>Banbury 6</b>
Rural area	
Former RAF Upper Heyford	<b>Village 5</b>

### Our Town Centres

We want to make sure our town centres are vibrant, active and pleasant places to be. We want our market towns to have a strengthened role as tourist destinations and those that live in areas around the towns to visit, shop and enjoy them. To do this the plan directs retail and other types of town centre developments to Bicester and Banbury town centres.

We want our town centres to be:

- Easy and pleasant to walk around
- Great for shopping and socialising
- Easy to do business in
- Provide homes for all ages
- Served by efficient public transport

The Plan also identifies the following locations for town centre development:

- Bure Place, Bicester (**Bicester 6**) – development of shopping, leisure and other town centre uses
- Bolton Road, Banbury (**Banbury 8**) – could include foodstore, retail, hotel and leisure
- Spiceball Development Area (**Banbury 9**) – could include a mixture of town centre uses, such as retail and leisure uses associated with strengthening the night economy of the centre of Banbury.

Banbury town centre proposals



Bicester town centre proposals



Do you support our strategic employment allocations?



# The Cherwell Local Plan

your place • your space  
your say

## Theme 2

Building Sustainable Communities

### Where will we live?

We want to ensure that we provide an appropriate mix of housing within Cherwell to meet the needs of those that want to live in the district. This includes homes suitable for a growing and ageing population and new types of housing such as community self build. The plan sets out the general locations of where new homes will be built over the plan period.

We want all new homes to be provided in a way that:

- Reflects the ways our settlements work
- Protects or enhances the identity of our towns and villages
- Creates a sense of belonging
- Minimises environmental impact and use of natural resources
- Reduces carbon emissions

### So how many homes do we need to build?

We need to build 16,750 new homes between 2006 – 2031. We have already built 2,542 of these and we also have some sites such as Gavray Drive, Bicester and Bankside, Banbury that already have permission but are yet to be built.

### Where will we build these homes?

#### Proposed overall development strategy 2006-2031

	Homes
Completed	2,542
Bicester	6,997
Banbury	4,352
Rest of Cherwell	1,709
Unidentified sites (Sites with less than 10 homes)	1,150
<b>Total</b>	<b>16,750</b>

Do you support the strategy

Do you agree with the requirements for affordable housing?

Do you support where housing goes?

Should we expect sustainable construction methods to be used?

Do you support the use of Green Buffers?

## Theme 3

Ensuring Sustainable Development

### Protecting what is special

We need to manage development within the district to make sure that it enhances and does not harm what makes Cherwell special. Our natural environment is a valuable asset and we want to make sure that we minimise our impact on it.

Ensuring sustainable development means that we:

- Respect the local environment
- Meet rising building standards
- Maintain a high quality natural and built environment

The Proposed Submission Local Plan sets out a wide range of policies ensuring sustainable development takes place. Some of these include:

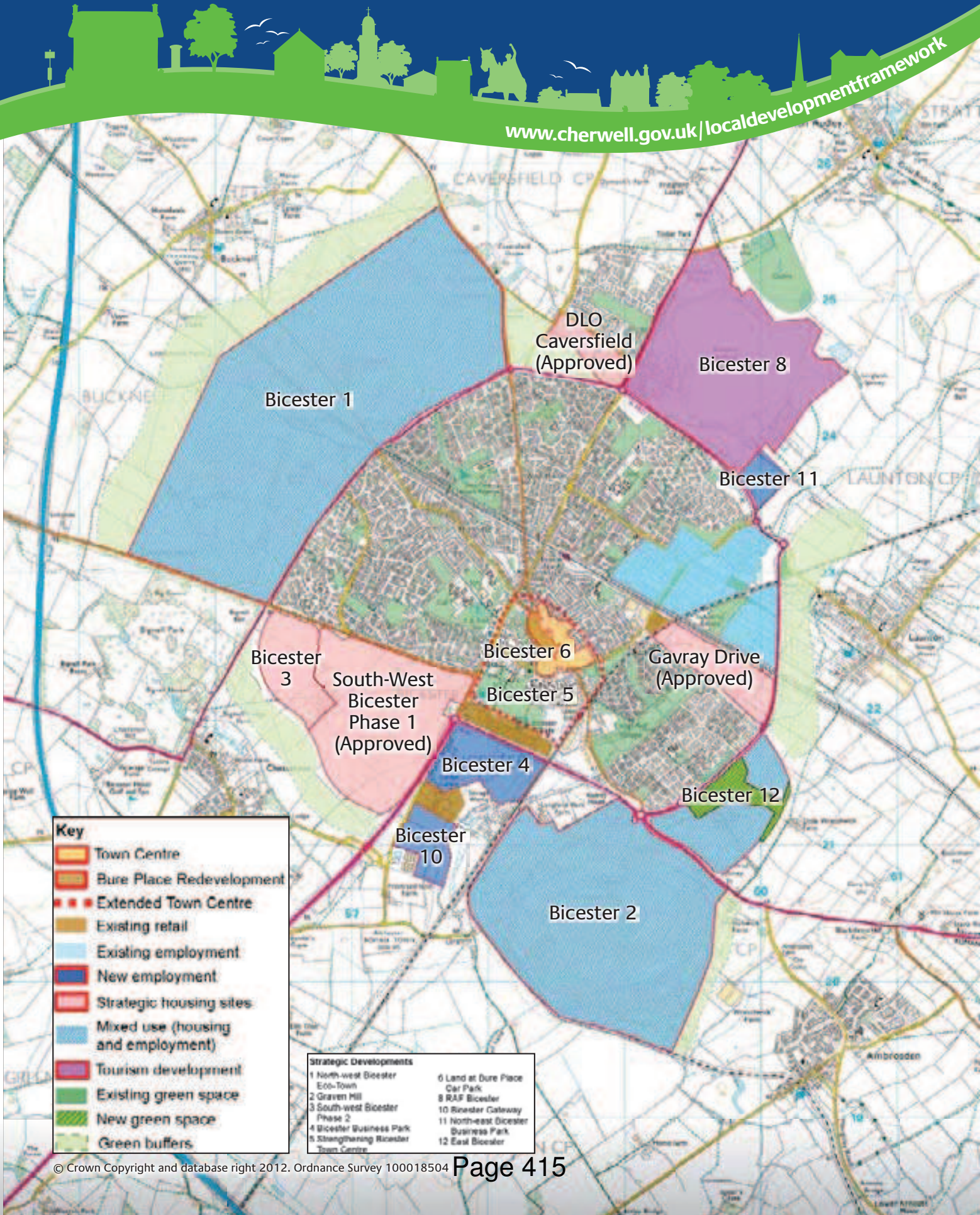
- Climate change
- Sustainable construction
- Renewable energy
- Biodiversity and the natural environment
- Character of the built environment
- Local landscape protection and enhancement
- Green belt and green boundaries to growth



# The Cherwell Local Plan

## Key Proposals Bicester

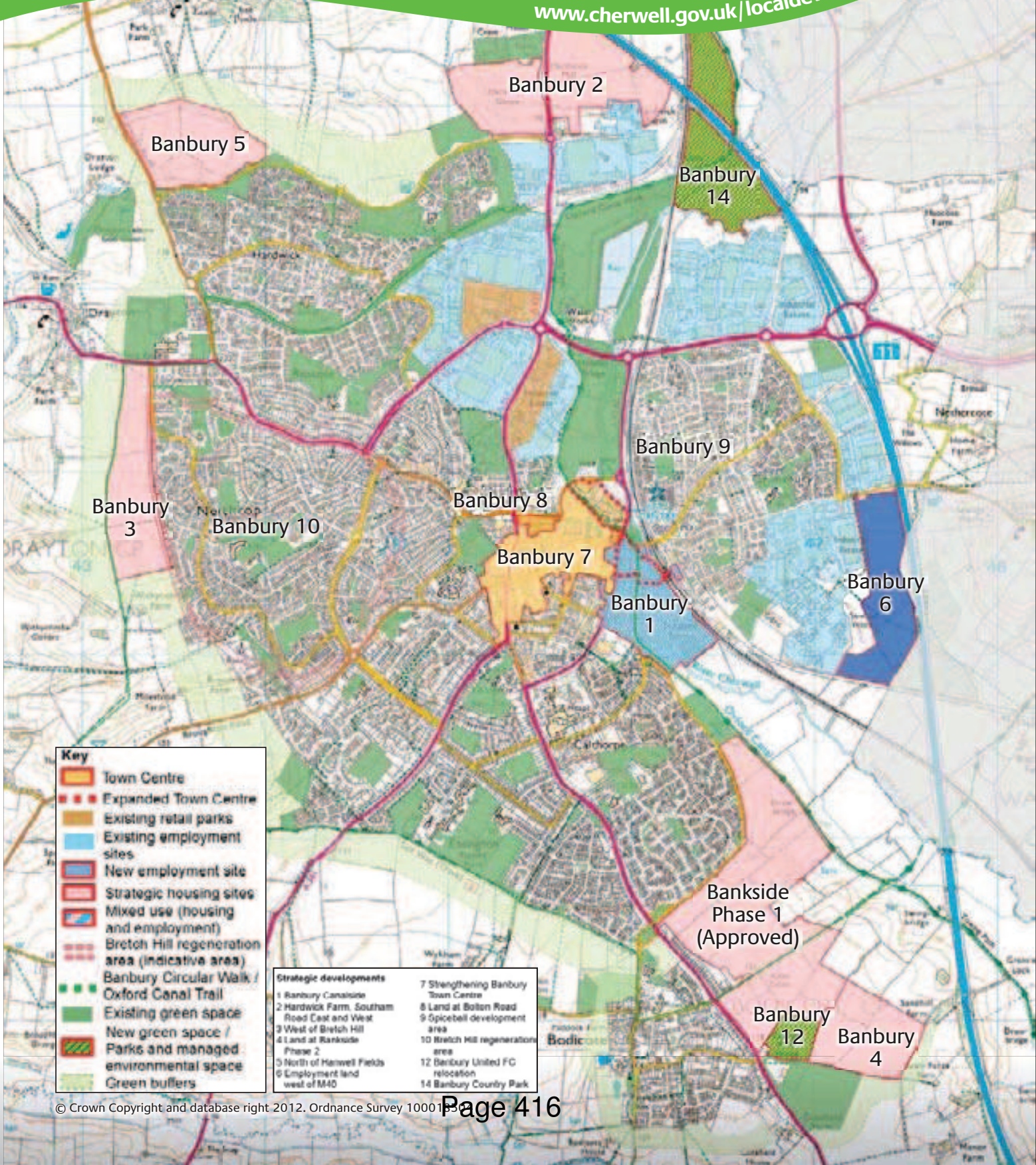
[www.cherwell.gov.uk/localdevelopmentframework](http://www.cherwell.gov.uk/localdevelopmentframework)



# The Cherwell Local Plan

## Key Proposals Banbury

[www.cherwell.gov.uk/localdevelopmentframework](http://www.cherwell.gov.uk/localdevelopmentframework)



# The Cherwell Local Plan

your place • your space • your say

## Our Villages and Rural Areas

### Vision:

By 2031, we will have protected and enhanced where possible our services and facilities, landscapes, natural and built environment within our villages and rural areas and will have created opportunities for the people who live and work there.

Our villages will need to accommodate some growth but not as much as previously stated, due to more growth at Bicester.

The Local Plan does not identify the sites where homes will be built in our rural villages, however it does give an indication of villages that might take this growth.

The local plan must set out an approach for identifying the development of news sites for housing across the rural areas.

Development of new housing will be directed across the rural areas as set out in the table below.

	Villages	948 homes
Group 1	Adderbury, Ambrosden, Bodicote, Bloxham, Deddington, Launton	500
Group 2	Cropredy, Hook Norton, Sibford Gower/Ferris, Fritwell, Steeple Aston	189
Group 3	Arccott, Bletchington, Chesterton, Finmere, Fringford, Kidlington, Kirtlington, Middleton Stony, Milcombe, Weston on the Green, Wroxton, Yarnton	259

We are also proposing the following categories for assessing residential proposals that come forward within the villages.

### Policy Villages 1: Village Categorisation

Category	Villages by Category	Satellite Villages	Type of Development
A	Adderbury, Ambrosden, Begbroke, Bloxham, Bodicote, Cropredy, Deddington, Fritwell, Hook Norton, Kidlington, Kirtlington, Launton, Steeple Aston, Sibford Ferris/Gower, Weston on the Green (*), Yarnton		Minor Development Infilling Conversions
B	Arccott, Bletchington, Chesterton, Finmere, Fringford, Islip, Middleton Stony, Milcombe, Wroxton	Blackthorn, Claydon, Clifton, Great Bourton, Hempton, Lower Heyford, Middle Aston, Milton, Mollington, South Newington, Wardington	Infilling Conversions
C	All other villages		Conversions

(\*) This village lies partly within and partly outside the Green Belt. In those parts that lie within the Green Belt, only infilling and conversions will be permitted.

### Where will we build these homes?

We will be producing a Local Neighbourhoods Development Plan document which will set out the numbers of housing for each village and identify sites for where it will go.

We will take into account the amount of development that has already taken place in villages when preparing this document to avoid over development within our villages.

Do you support our approach for our rural areas?

Contact us

## How to make your comments

There are a number of ways you can make your comments:

- Complete the online representation form at <http://consult.cherwell.gov.uk/portal>
- Download and complete a representation form at [www.cherwell.gov.uk/localdevelopmentframework](http://www.cherwell.gov.uk/localdevelopmentframework)
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Appendix D  
Summary Leaflet

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## Summary leaflet

Cherwell Local Plan will set out how the district will grow and change up to 2031. It will set out the proposals for how we will develop and support our local economy, protect our villages and strengthen our town centres.

The Local Plan sets out what we want the future Cherwell to look like:

- A thriving community
- A strong and expanding economy
- Sustainable, high quality and well integrated developments.
- A district where people want to work and to live.

We want to know what you think of the Draft Local Plan. This leaflet briefly explains some of the main topics within it. Please remember this booklet is a summary and it is recommended that the full Local Plan be read. To view the full document please visit [www.cherwell.gov.uk/localdevelopmentframework](http://www.cherwell.gov.uk/localdevelopmentframework)

The Plan looks at what makes Cherwell special and shows the main challenges and reasons for change up to 2031. It sets out what we want to achieve, where we want to achieve it and how it will be delivered.

This booklet focuses on the following sections that are contained within the draft Local Plan:

- A vision for Cherwell
- Three key themes for Cherwell
- Where we will work
- Where we will live
- Protecting what is special
- Cherwell Places



## A Vision for Cherwell

The Local Plan contains a vision for the district.

### Vision:

By 2031, Cherwell district will be an area where all residents enjoy a good quality of life. It will be more prosperous than it is today. Those who live and work here will be happier, healthier and feel safer.

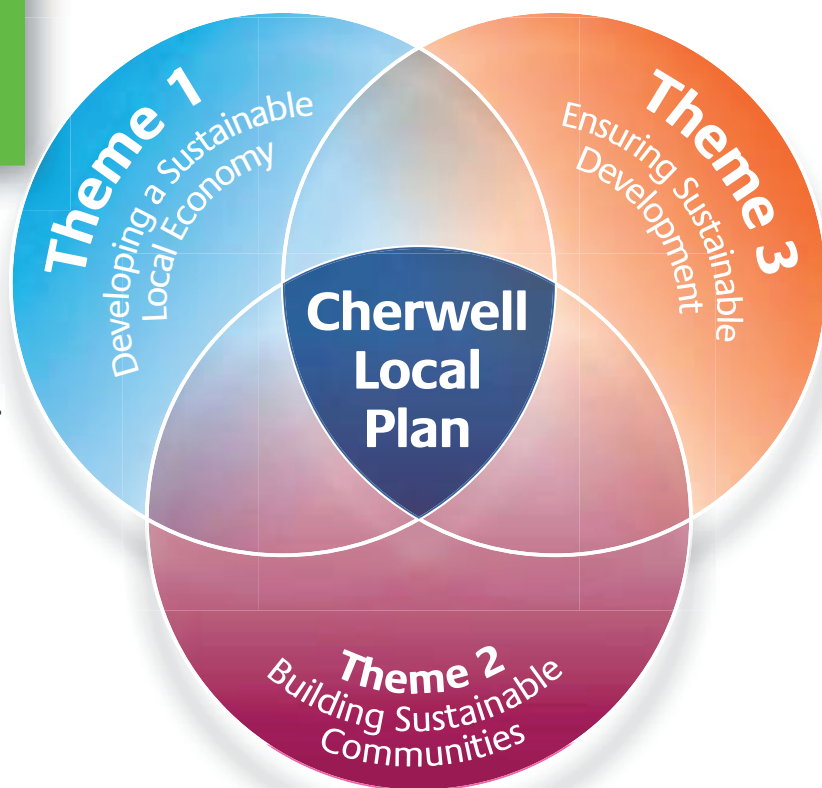
In order to deliver this vision, the Plan sets out a Spatial Strategy on how we will manage the growth of the district over the Plan period. It can be summarised as:

- Focusing housing growth at Bicester and Banbury
- Maximising the investment opportunities in our towns; and
- Ensuring that the level of development of our villages respects the character and beauty of our rural areas while meeting local needs

The plan sets out fourteen strategic objectives and a number of policies to meet these objectives.

## Three key themes for Cherwell

At the heart of the plan and through all its policies are three key themes which link together to ensure a prosperous and successful future for the district.



**Do you agree with this vision and strategy for Cherwell?**

**Do you support the three themes for the Plan?**



# Theme 1

## Developing a Sustainable Local Economy

### Where will we work?

We need to make sure we have enough jobs for the people that live and want to work in the district. To do this the Local Plan needs to make sure that there is enough land and the right type of land available for those businesses that want to be located here. We also need to look after those companies we already have in the district.

We want to attract the following types of employment:

- Advanced manufacturing/high performance engineering
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We have identified eight strategic employment sites within the district which are proposed to come forward over the Plan period. They are for a wide range of different uses; from offices, research and development, high tech knowledge industry, through to leisure and hotels.

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East Bicester	Bicester 12
Banbury	
Land West of M40	Banbury 6
Rural area	
Former RAF Upper Heyford	Village 5

**Do you support our strategic employment allocations?**

## Our Town Centres

We want to make sure our town centres are vibrant, active and pleasant places to be. We want our market towns to have a strengthened role as tourist destinations and those that live in areas around the towns to visit, shop and enjoy them. To do this the plan directs retail and other types of town centre developments to Bicester and Banbury town centres.

We want our town centres to be:

- Easy and pleasant to walk around
- Great for shopping and socialising
- Easy to do business in
- Provide homes for all ages
- Served by efficient public transport

### Banbury town centre proposals



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Ordnance Survey 100018504

Town Centre	1 Banbury Canal site
8 Land at Bolton Road	9 Spiceball Development area



The Plan also identifies the following locations for town centre development:

- Bure Place, Bicester **Bicester 6** – development of shopping, leisure and other town centre uses
- Bolton Road, Banbury **Banbury 8** – could include foodstore, retail, hotel and leisure
- Spiceball Development Area **Banbury 9** – could include a mixture of town centre uses, such as retail and leisure uses associated with strengthening the night economy of the centre of Banbury.

### Bicester town centre proposals



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Ordnance Survey 100018504

Town Centre	Strengthened town centre
6 Bure Place redevelopment	

## Theme 2

### Building Sustainable Communities

#### Where will we live?

We want to ensure that we provide an appropriate mix of housing within Cherwell to meet the needs of those that want to live in the district. This includes homes suitable for a growing and ageing population and new types of housing such as community self build. The plan sets out the general locations of where new homes will be built over the plan period.

All new homes need to be provided in a way that:

- Reflects the ways our settlements work
- Protects or enhances the identity of our towns and villages
- Creates a sense of belonging
- Minimises environmental impact and use of natural resources
- Reduces carbon emissions

#### So how many homes do we need to build?

We need to build 16,750 new homes between 2006 – 2031. We have already built 2,542 of these and we also have some sites such as Gavray Drive, Bicester and Bankside, Banbury that already have permission but are yet to be built.



## Where will we build these homes?

### Proposed overall development strategy 2006-2031

	Homes
Completed	2,542
Bicester	6,997
Banbury	4,352
Rest of Cherwell	1,709
Unidentified sites (Sites with less than 10 homes)	1,150
<b>Total</b>	<b>16,750</b>

The “Cherwell Places“ section of the Draft Local Plan then identifies key strategic housing sites (sites with over 400 homes) that will be developed within Bicester and Banbury. It does not identify all sites for new housing up to 2031.

## Affordable Housing

We need to ensure we have homes available that are affordable for those people that are unable to afford housing on the open market. This type of housing can be for affordable/social rent or ‘intermediate’ housing such as shared ownership.

We are proposing that within all housing development over a certain size, a certain amount should be made affordable. This will vary across the district and is set out below.



Do you support where housing goes?

Do you support the strategy

Do you agree with the requirements for affordable housing?



### Affordable Housing Requirement

	Requirement	Threshold
Bicester and Banbury	30%	10
Kidlington	35%	10
Rural Areas	35%	3

# Theme 3

## Ensuring Sustainable Development

### Protecting what is special

We need to manage development within the district to make sure that it enhances and does not harm what makes Cherwell special. Our natural environment is a valuable asset and we want to make sure that we minimise our impact on it.

Ensuring sustainable development means that we:

- Respect the local environment
- Meet rising building standards
- Maintain a high quality natural and built environment

The Draft Local Plan sets out a wide range of policies ensuring sustainable development takes place. Some of these include:

- Climate change
- Sustainable construction
- Renewable energy
- Biodiversity and the natural environment
- Character of the built environment
- Local landscape protection and enhancement
- Green belt and green boundaries

### Sustainable construction.

We want to try and ensure that buildings are designed and built in a sustainable way which minimises the use of water, raw materials and energy over the whole life time of the building. Sustainable construction reduces the damage caused to the environment that the construction process and the energy use of buildings creates.

Should we expect sustainable construction methods to be used?




## Green Buffers

We will require clear green boundaries to be made between the areas of growth at Bicester and Banbury and surrounding villages to make sure that they maintain their own identities and prevent coalescence.

Green Buffers will be kept free from built development to prevent coalescence, and to protect valuable landscape or historic features.

## Green Belt

Part of the district falls within the Oxford Green Belt. This prevents urban sprawl and protects against development pressures. A need for additional employment land in Kidlington has been identified, and it is therefore proposed to undertake a small scale review of the Green Belt near to Oxford Airport and the Langford Lane Business Park.



Do you support the use of Green Buffers?



Do you support a small scale review of the Green Belt in Kidlington?



# Cherwell Places

**Do you agree with the strategic housing allocations for Bicester?**

## Bicester

Bicester is working towards becoming a new ‘Garden City’; a greener more pleasant town in which to live, work and visit.

Bicester has an opportunity to bring in major investment, create new employment, deliver new services and facilities and provide new highway infrastructure as well as having the highest environmental standards for the housing which is built.

By 2031, Bicester will have grown significantly to become an important economic centre in its own right. It will have become a more attractive place to live and work

## A Masterplan for Bicester

We are also consulting on a Masterplan for Bicester. Together with the Local Plan they will set out the long term vision for the town and will guide the range of development, infrastructure and community facilities that are required to shape the future of Bicester.

The Draft Masterplan includes:

- A set of objectives to guide development
- A series of plans
- A number of policies and actions to deliver the planned changes

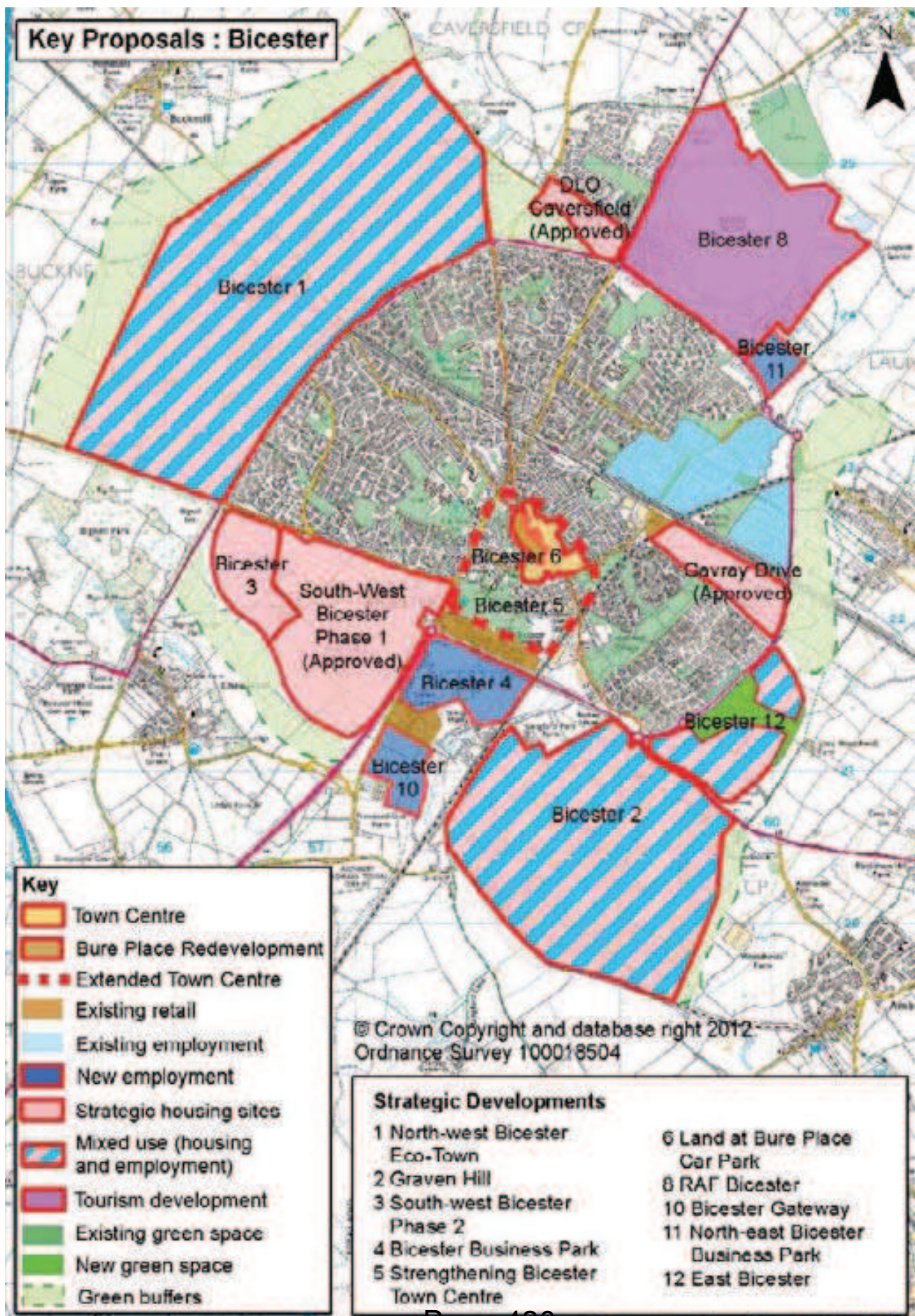
To view and comment on the Masterplan please visit [www.cherwell.gov.uk/bicestermasterplan](http://www.cherwell.gov.uk/bicestermasterplan)

Strategic locations for new homes in Bicester

Site No.	Site	Homes
Bicester 1	North West Bicester (Eco Town)	1,794
Bicester 2	Graven Hill	1,900
Bicester 3	South West Bicester Phase 2	650
Bicester 12	East Bicester	150
TOTAL		4,494



## Bicester







# Cherwell Places

**Do you agree with the strategic housing allocations for Banbury?**

## Banbury

Banbury is the main town within the district and it is expected to be the focus for major retail developments, employment, housing and other cultural and community facilities that attract large numbers of people.

By 2031, Banbury will have become a larger and more important economic and social focus for its residents, for its businesses and for a large rural hinterland.

### A Masterplan for Banbury

We are preparing a Masterplan for Banbury. The role of the Masterplan will be to look at the town and its future needs over the next 20 years. It will:

- Provide a clear spatial vision for the town
- Guide the growth of the town to 2031
- Strengthen the role of the town centre
- Secure a stronger employment base for the town

### Kidlington

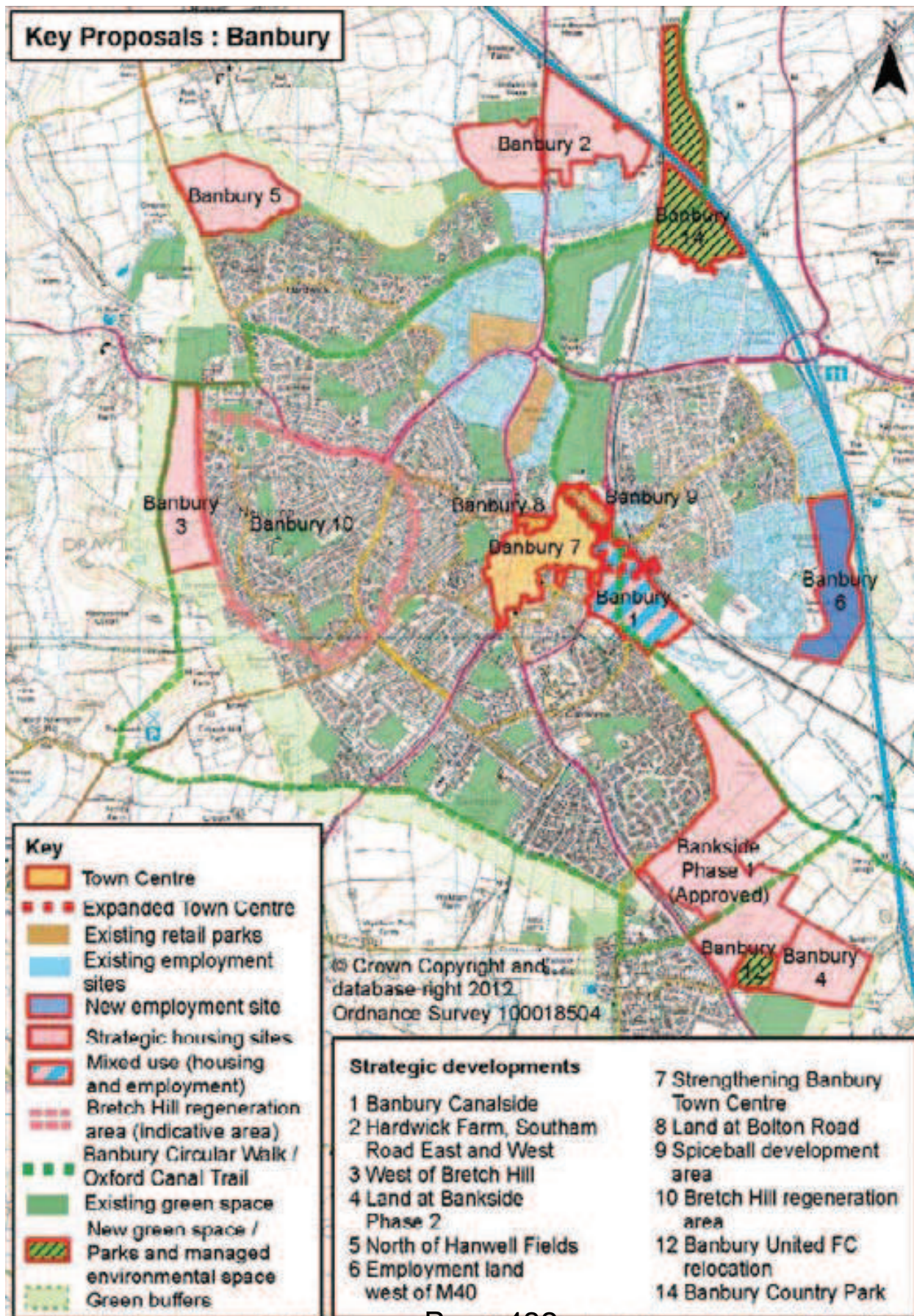
It is our intention to begin work on a Masterplan for Kidlington once the Local Plan is adopted.

We are anticipating consulting on this draft in Autumn 2012. To find out more visit [www.cherwell.gov.uk/banburymasterplan](http://www.cherwell.gov.uk/banburymasterplan)

Strategic locations for new homes in Banbury

Site No.	Site	Homes
Banbury 1	Canalside	1,050
Banbury 2	Hardwick Farm, Southam Road	800
Banbury 3	West of Bretch Hill	400
Banbury 4	Bankside Phase 2	400
Banbury 5	North of Hanwell Fields	400
TOTAL		3,050

## Banbury





# Cherwell Places

## Our Villages and Rural Areas

By 2031, we will have protected and enhanced where possible our services and facilities, landscapes, natural and built environment within our villages and rural areas and will have created opportunities for the people who live and work there.

Our villages will need to accommodate some growth but not as much as previously stated, due to more growth at Bicester.

The Local Plan does not identify the sites where homes will be built in our rural villages, however it does give an indication of villages that might take this growth.

We will be producing a Local Neighbourhoods Development Plan document which will set out the numbers of housing for each village and identify sites for where it will go.

We will take into account the amount of development that has already taken place in villages when preparing this document to avoid over development within our villages.

**Do you support our approach for our rural areas?**

	Villages	948 homes
Group 1	Adderbury, Ambrosden, Bodicote, Bloxham, Deddington, Launton	500
Group 2	Cropredy, Hook Norton, Sibford Gower/ Ferris, Fritwell, Steeple Aston	189
Group 3	Arcott, Bletchingdon, Chesterton, Finmere, Fringford, Kidlington, Kirtlington, Middleton Stoney, Milcombe, Weston on the Green, Wroxton, Yarnton	259



## Have your say

Where can you find out more about the Proposed Submission Draft Local Plan?

The Draft Local Plan and supporting documents, including representation forms, are available to view online at [www.cherwell.gov.uk/localdevelopmentframework](http://www.cherwell.gov.uk/localdevelopmentframework)

The Plan is accompanied by a Sustainability Appraisal which assesses the social economic and environmental effect of the Plans proposals.

Hard copies are available to view at all public libraries across the district, the council's Linkpoints at Banbury, Bicester and Kidlington and Cherwell District Council's main office at Bodicote House, Bodicote, Banbury.

## How you can get involved?

Consultation is taking place from Wednesday 29 August – Wednesday 10 October 2012.

Following consultation on this Draft Local Plan, it will be submitted to the Secretary of State for independent examination by a Planning Inspector. Your comments will be submitted to the Planning Inspector for consideration, along with the Local Plan.

The purpose of the examination is to consider whether the Local Plan is legally compliant and sound, and any representations regarding this document must also address these concerns. A "Guide to making representations" and a representation form is available to help those wishing to making representations to the Draft Local Plan

## How to make your comments

There are a number of ways you can make your comments

- Complete the online representation form at <http://consult.cherwell.gov.uk/portal>
- Download and complete a representation form at [www.cherwell.gov.uk/localdevelopmentframework](http://www.cherwell.gov.uk/localdevelopmentframework)
- Request a representation form to be sent to you or pick one up at our exhibitions.
- To request more details, send completed forms and any other comments please contact:  
Strategic Planning and The Economy  
Cherwell District Council  
Bodicote House,  
Banbury,  
OX15 4AA
- Email:  
[planning.policy@cherwell-dc.gov.uk](mailto:planning.policy@cherwell-dc.gov.uk)

## Exhibitions

We will be holding a number of exhibitions throughout the district where you can come along and discuss the consultation with officers.

Date	Venue	Time
Thursday 13 September	Cherwell District Council Offices, Bodicote House, Bodicote, OX15 4AA	11.30am – 5.30pm
Thursday 20 September	Eco Bicester Demonstration Building, The Garth, Launton Road, Bicester, OX26 6PS	1pm – 6.30pm
Friday 21 September	Wendlebury Village Hall, Main Street, Wendlebury, Oxfordshire, OX25 2PS	2pm – 7pm
Saturday 22 September	John Paul II Centre, Henley House, The Causeway, Bicester, OX26 6AW	10am – 4pm
Wednesday 26 September	Exeter Hall, Oxford Rd, Kidlington OX5 1AB	1pm – 5.30pm
Saturday 7 October	Banbury Canal Day. Banbury	10.30am – 5pm

The information in this document can be made available in other languages, large print braille, audio tape or electronic format on request. Please contact 01295 227001

Jeżeli chcieliby Państwo uzyskać informacje w innym języku lub w innym formacie, prosimy dać nam znać. 01 295 227001

ਜੇ ਇਹ ਜਾਣਕਾਰੀ ਤੁਹਾਨੂੰ ਕਿਸੇ ਹੋਰ ਭਾਸ਼ਾ ਵਿਚ ਜਾਂ ਕਿਸੇ ਹੋਰ ਰੂਪ ਵਿਚ ਚਾਹੀਦੀ।  
ਤਾਂ ਇਹ ਸਾਥੋਂ ਮੰਗ ਲਵੋ। 01295 227001

如欲索取以另一語文印製或另一格式製作的資料，  
請與我們聯絡。01295 227001

اگر آپ کو معلومات کسی دیگر زبان یا دیگر شکل میں درکار ہوں تو براۓ مہربانی ہم سے پوچھئے۔  
01295 227001

## Appendix E

### Letters to Stakeholders and Libraries

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# Strategic Planning & the Economy

Adrian Colwell – Head of Strategic Planning & the Economy



DISTRICT COUNCIL  
NORTH OXFORDSHIRE

NAME  
ADDRESS LINE 1  
ADDRESS LINE 2  
TOWN  
COUNTY  
POST CODE (must be on own line)

*Bodicote House  
Bodicote  
Banbury  
Oxfordshire  
OX15 4AA*

*www.cherwell.gov.uk*

---

Please ask for: Charlotte Morbey

Direct Dial: 01295 227970

Email: [Planning.policy@cherwell-dc.gov.uk](mailto:Planning.policy@cherwell-dc.gov.uk)

Our Ref: FC/PN

29<sup>th</sup> August 2012

**DEPOSIT LOCATION – Please ensure documents are publicly available**

Dear

**Consultation on the Proposed Submission Cherwell Local Plan**

**Consultation on the Draft Bicester Masterplan (Supplementary Planning Document)**

I enclose the following consultation documents that the Council is making available for public inspection and comment for a period of 6 weeks from **Wednesday 29<sup>th</sup> August to Wednesday 10<sup>th</sup> October**.

1. The **Proposed Submission Cherwell Local Plan**. The Local Plan, previously referred to as the Core Strategy, sets out the strategic planning framework for Cherwell to 2031. Upon completion it will be adopted by the Council as the main statutory 'Development Plan' for the district.

The Plan contains a vision for the district, a 'spatial' strategy and a series of key objectives. It includes policies for developing a sustainable economy, for building sustainable communities and for ensuring sustainable development is delivered. It includes strategic sites for housing and employment at Bicester and Banbury.

The Plan is accompanied by a **Sustainability Appraisal** which assesses the social, economic and environmental effects of the Plan's proposals.

2. The **Draft Bicester Masterplan (Supplementary Planning Document)**. The Bicester Masterplan provides further detail to the growth proposed for Bicester in the Local Plan. It includes proposals for guiding growth and the range of development, infrastructure and community facilities required to enhance Bicester as a distinctive market town that serves the surrounding rural area and enhances the quality of life for residents, employees and visitors.



## Consultation Arrangements

1. The consultation arrangements for the **Proposed Submission Local Plan** are set out in enclosed 'statement of the representation procedure' and accompanying guidance notes. Representations must be received by **5pm on Wednesday 10<sup>th</sup> October**.

Following this consultation the Council is required to consider the responses received and the need for any amendments and then submit the Local Plan to the Secretary of State for Communities and Local Government for public examination together with copies of representations made. The purpose of the examination is to consider whether the Local Plan is legally compliant and is sound. Therefore any representations received on the Local Plan must address these concerns and for this reason we would strongly recommend that you use the enclosed representation form.

Further information is set out within the guidance notes.

2. A separate questionnaire is enclosed for making comments on the **Draft Bicester Masterplan**. All comments are also to be received by **5pm on Wednesday 10<sup>th</sup> October**.

The Proposed Submission Local Plan and Draft Bicester Masterplan documents are available online to view and comment on at <http://consult.cherwell.gov.uk/portal>. The documents can also be downloaded at [www.cherwell.gov.uk/localdevelopmentframework](http://www.cherwell.gov.uk/localdevelopmentframework)

Copies will also be available in all Deposit Locations listed below.

Comments can either be made online or returned by the following:

Post: Strategic Planning and the Economy  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury  
Oxon  
OX15 4AA  
Email: [Planning.policy@cherwell-dc.gov.uk](mailto:Planning.policy@cherwell-dc.gov.uk)  
Fax: 01295 221856

All comments received will be made available for public inspection

## Display and Exhibitions

We will also be holding a number of exhibitions across the District during the consultation where people can come and discuss the plans with Officers.

Date	Location	Time
Thursday 13 <sup>th</sup> September 2012	Cherwell District Council Offices, Bodicote House, Bodicote, OX15 4AA	11.30am – 5.30pm
Thursday 20 <sup>th</sup> September 2012	Eco Bicester Demonstration Building, The Garth, Launton Road, Bicester, OX26 6PS	1pm – 6.30pm
Friday 21 <sup>st</sup> September 2012	Wendlebury Village Hall Main Street, Wendlebury, Oxfordshire, OX25 2PS	2pm -7pm
Saturday 22 <sup>nd</sup> September	John Paul II Centre Henley House, The Causeway Bicester, OX26 6AW	10am – 4pm
Wednesday 26 <sup>th</sup> September	Exeter Hall, Oxford Rd Kidlington OX5 1AB	1pm – 5.30pm
Saturday 7 <sup>th</sup> October	Banbury Canal Day Banbury	All day

If you have any questions please do not hesitate to contact me.

Many Thanks

**Charlotte Morbey**  
**Community Engagement Officer**

## Deposit Locations

### Where and when to inspect the documents:

The Proposed Submission Local Plan, Proposals Map, Sustainability Appraisal, Leaflet, Guide to Making Representation and Representation Form and the Draft Bicester Masterplan and Questionnaire can be viewed and downloaded through the Council website at:

[www.cherwell.gov.uk/localdevelopmentframework](http://www.cherwell.gov.uk/localdevelopmentframework)

They are also available to inspect at the deposit points listed below

Cherwell District Council Offices, Bodicote House, Bodicote, Banbury, OX15 4AA  
8.45am (10.00am Wednesday) - 5.15pm Monday -Friday

Banbury Library, Marlborough Road, Banbury, OX16 5DB  
Monday 9am – 1pm, Tuesday 9am-7pm, Wednesday 9am – 8pm, Thurs and Friday 9am – 7pm, Saturday 9am – 4.30pm

Neithrop Library, Community Centre, Woodgreen Avenue, Banbury OX16 0AT  
Monday 10am – 7pm, Tuesday Closed, Wednesday 2pm – 5pm, Thursday 10am – 1pm, Friday 10am- 5pm, Saturday 9.30am – 1pm

Bicester Town Council, The Garth, Launton Road, Bicester, OX26 6PS  
Monday – Thursday 9am – 5pm, Friday 9am – 4pm

Bicester Library, Old Place Yard, Bicester OX26 6AU  
Monday 9.30am – 7pm, Tuesday 9.30-5pm, Wednesday and Thursday 9.30am – 7pm, Friday 9.30am – 5pm, Saturday 9am-4.30pm

Kidlington Library, Ron Groves House, 23 Oxford Road, Kidlington, OX5 2BP  
Monday 9.30am – 5pm, Tuesday 9.30am – 7pm, Wednesday 9.30am – 1pm, Thursday 9.30am – 5pm, Friday 9.30am – 7pm, Saturday 9.00am – 4.30pm

Adderbury Library, Church House, High Street, Adderbury, OX17 3LS  
Tuesday: 10 am –12 noon & 3 – 7pm, Thursday: 2pm – 5pm & 6 – 7pm, Friday: 10am – 12 noon & 2 pm – 5pm, Saturday: 9.30 am – 1pm

Deddington Library, The Old Court House, Horse Fair, Deddington, Oxon. OX15 0SH  
Monday 2pm - 5pm, 5.30pm - 7pm, Tuesday Closed Wednesday 9.30am - 1pm, Thursday 2pm - 5pm, 5.30pm - 7pm Friday Closed Saturday 9.30am - 1pm

Hook Norton Library, High Street, Hook Norton, Banbury, Oxon, OX15 5NH  
Monday 2pm - 5pm, 6pm - 7pm, Tuesday Closed, Wednesday 2pm - 5pm, Thursday Closed, Friday 2pm - 5pm, 6pm - 7pm, Saturday 9.30am - 12.30pm  
Mobile Library Services

Copies will be available on the North, Central and West Mobile Library Services.

For details of locations and times of the mobile library visit [www.oxfordshire.gov.uk](http://www.oxfordshire.gov.uk) or phone 01865 810240

Banbury LinkPoint, 43 Castle Quay, Banbury, Oxfordshire, OX15 5UW  
8.45am (10am Wednesday) to 5.15pm Monday to Friday

Bicester LinkPoint, 38 Market Square, Bicester, Oxfordshire, OX26 6AL  
8.45am (10am Wednesday) to 5.15pm Monday to Friday

Kidlington LinkPoint, Exeter Hall, Oxford Road, Kidlington, Oxon, OX5 1AB  
8.45am (10am Wednesday) to 5.15pm Monday to Friday

## Appendix F

### Proposed Submission Local Plan – Representations Summary

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## Appendix D: Summary of Representations (as of 4th March 2013)

2012 Summary of Representations (as of 4th March 2013) with minor updates

Rep ID no.	First Name	Second Name	Organisations	Type (Policy, Para, Map, SA, Appx)	Name (Policy, Para, Map, SA, Appx)	Title (Policy, Para, Map, SA, Appx)	Summary of Representation
113	Julia	Edwards	Corylus Ltd	Paragraph	Forward	Forward	Supports recognition of need for limiting housing growth while enabling growth in locations where integration with existing communities is possible.
57	Paul	Burrell	Pegasus Group / Dorchester Group	Paragraph	Executive Summary	Summary	Supports the extended Plan period to 2031.
71	Brett	Chambers	Wendlebury Parish Council	Paragraph	Executive Summary	Vision	The LP contradicts the aim to strictly control development in open countryside by proposing a Bicester Relief Road that cuts across open countryside.
136	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Paragraph	Executive Summary	Vision	The forward and summary discussing housing delivery should be revised in order to consider the John Harmon Report.
299	Bruce	Tremayne	CPRE Bicester District	Paragraph	Executive Summary	Vision	Support overall vision, strategy and objectives. Support strongly controlling development in the open countryside. Concern at the level of growth allocated at Bicester, reliance of the South East RSS housing targets and traditional 'predict and provide' approach.
67	Gemma	Care	Barton Willmore / Bovis Homes	Paragraph	Executive Summary	Vision	Supported.
107	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	Executive Summary	Vision	Amendment proposed to Vision.
112	Keith	Dixon	Launton Parish Council	Paragraph	Executive Summary	Vision	Supports the vision and strategy
112	Keith	Dixon	Launton Parish Council	Paragraph	Executive Summary	Vision	The vision and strategy should mention preserving the District
113	Julia	Edwards	Corylus Ltd	Paragraph	Executive Summary	Vision	Supports directing growth to the urban centres
113	Julia	Edwards	Corylus Ltd	Paragraph	Executive Summary	Vision	Supports control of growth in the open countryside
113	Julia	Edwards	Corylus Ltd	Paragraph	Executive Summary	Vision	Supports the recognition of the importance of maintaining local identity
132	Theresa	Goss	Adderbury Parish Council	Paragraph	Executive Summary	Vision	'Aiming to' is incompatible with 'strictly control' and it should be removed.
134	Theresa	Goss	Bloxham Parish Council	Paragraph	Executive Summary	Vision	'Aiming to' is incompatible with 'strictly control' and it should be removed.

Appendix D: Summary of Representations (as of 4th March 2013)

Rep ID no.	First Name	Second Name	Organisations	Type (Policy, Para, Map, SA, Appx)	Name (Policy, Para, Map, SA, Appx)	Title (Policy, Para, Map, SA, Appx)	Summary of Representation
134	Theresa	Goss	Bloxham Parish Council	Paragraph	Executive Summary	Vision	It would have been helpful if the Neighbourhoods DPD were submitted with the Draft Local Plan. There is confusion in using Neighbourhood Development Plan reference in the NPPF it could be interpreted as plans drawn by Neighbourhoods not LPA's. There is a need for clarification.
134	Theresa	Goss	Bloxham Parish Council	Paragraph	Executive Summary	Vision	The figure to take into account for table 5 should be 13th December 2004, the date CDC created the Non statutory Local Plan 2011.
183	Rob	Kinchin-Smith	Banbury Civic Society	Paragraph	Executive Summary	Vision	Vision should make reference to historic environment, old buildings and Canal.
264	Daniel	Round	OCC - Archaeology	Paragraph	Executive Summary	Vision	Should refer to Historic Environment. List as challenge and objectives.
264	Daniel	Round	OCC - Highways and Transport	Paragraph	Executive Summary	Vision	OCC Countryside Access Team support vision. Rural economy, high quality of life, and social and physical infrastructure - green infrastructure. Public rights of way network. Support focus of growth at Banbury & Bicester. LTP2 objectives used instead of LTP3 objectives.
178	Andrew	Raven	Savills / Barwood Strategic Land LLP	Paragraph	Executive Summary	Developing a Sustainable Local Economy	Object to balance of employment growth between Bicester & Banbury. Further employment opportunities required at Banbury.
107	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Table	Table 1	Proposed Strategic Employment Allocations	Table 1 should make reference to Oxford Technology Park.
190	Nik	Lyzba	JPPC / Oxford University Press	Table	Table 1	Proposed Strategic Employment Allocation	The employment allocation at Kidlington should be a Strategic Employment Allocation and noted in Table 1.
264	Daniel	Round	OCC - Highways and Transport	Table	Table 1	Proposed Strategic Employment Allocations	Job provision for North West Bicester should be approx 1,794 to match new housing target.



Appendix D: Summary of Representations (as of 4th March 2013)

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178	Andrew	Raven	Savills / Barwood Strategic Land LLP	Paragraph	Executive Summary	Building Sustainable Communities	Object to balance of growth between Bicester & Banbury. Banbury is identified as a Primary Regional Centre in the South East RSS. 41% of jobs are at Banbury opposed to 20% at Bicester. Bicester has expanded seven times compared to Banbury which has doubled since 1951. Banbury is more self contained.
57	Paul	Burrell	Pegasus Group / Dorchester Group	Table	Table 3	Proposed Overall Development Strategy in the District	The Policy refers to Upper Heyford as the rest of the District which is inaccurate as it should be recognised as a significant brownfield site separately within the settlement hierarchy
136	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Table	Table 3	Proposed Overall Development Strategy in the District	Support.
178	Andrew	Raven	Savills / Barwood Strategic Land LLP	Table	Table 4	Proposed Strategic Housing Allocations in Bicester and Banbury 2011-2031	Insufficient evidence to justify 1,050 allocation at Banbury Canalside and its delivery in Plan period.
189	David	Locke	David Lock Associates / Gallagher Estates	Table	Table 4	Proposed Strategic Housing Sites in Bicester and Banbury 2011 - 2031	Concern at the delivery of Canalside site, land assembly, design and capacity, viability. Cooperation amongst large number of land owners. High density target does not reflect market conditions for flats. Poor market conditions. Expensive relocation costs. Land at Wykham Farm should be included within the table with a development capacity of approximately 100 dwg. Site will improve housing land supply. Site is in single ownership. Site is capable of early delivery. Design and Access Statement attached.
136	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Table	Table 4	Proposed Strategic Housing Allocations in Bicester and Banbury 2011-2031	Support in relation to Hanwell Fields.

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Appendix D: Summary of Representations (as of 4th March 2013)

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161	Andrew	Hornsby-Smith		Table	Table 5	Distribution of Housing in the Rural Areas	Remove Kidlington from group 3 and create its own group.
168	Patricia	Jesson	Wroxton & Balscote Parish Council	Table	Table 5	Distribution of Housing in Rural Areas	When will village housing allocation be made known?. Delays in this will delay proposals and implementation of the Local Plan.
136	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Table	Table 6	Affordable Housing Policy as set out in Policy BSC3	Object to 30% affordable housing - inflexible - should be subject to viability
258	Trish	Redpath	Kidlington Parish Council	Table	Table 6	Affordable Housing Policy as set out in Policy BSC3	In table 6 reduce Kidlington Affordable Housing Threshold to 3 homes.
136	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Table	Table 7	Supporting Strategic Policies	Support objectives. Should have due regard to viability.
178	Andrew	Raven	Savills / Barwood Strategic Land LLP	Paragraph	1.3	How the Local Plan has been Prepared	Incomplete evidence base - Banbury Masterplan, movement assessment & landscape analysis.
198	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	Paragraph	1.3	Introduction to the Local Plan	The Local Plan is not supported by required Landscape Sensitivity and Capacity study at Banbury or Movement Assessment for the town and Viability Assessment of the Canalside development. Proposals for a major employment allocation on the eastside of the M40 at Banbury are not available for the consultation. Plan post dates the evidence base.
178	Andrew	Raven	Savills / Barwood Strategic Land LLP	Paragraph	1.6	Introduction to the Local Plan	Critical challenges should be expanded - 2nd bullet point should ensure development is delivered in the most appropriate locations, 3rd bullet point should be deleted, new bullet point should reflect low carbon economy, new bullet point should ensure sufficient flexibility to allow for changes.
71	Brett	Chambers	Wendlebury Parish Council	Paragraph	1.13	Introduction to the Local Plan	The proposed relief road will destroy the quality rural and natural environment that Wendlebury currently enjoys. There appears to be no clear boundary to limit growth of Bicester along the A 41 towards Junction 9 of M40.

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178	Andrew	Raven	Savills / Barwood Strategic Land LLP	Paragraph	1.13	Introduction to the Local Plan	Object to bullet point seven - green buffer policy unjustified.
377	Richard	Foot	GVA / Value Retail (Bicester Village)	Paragraph	1.13	Introduction to the Local Plan	Support statement - major employer .
107	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	1.21	The Planning Context for the Local Plan	Support reference to RSS.
161	Andrew	Hornsby-Smith		Appendix	Appendix 1	Background to Cherwell's Places	Para 1.23 - Population of just under 15,000
40	Geoff	Bolton	Berrys / Gleeson Developments Ltd	Para	1.35-1.40	How the Local Plan has been Prepared	The Council has failed to undertake a proper assessment of the reasonable alternative options for major development at Banbury. The Local Plan seeks to provide a significant change in the number of dwellings over the plan period and should have triggered a further Options for Growth consultation. The Council failed to assess Land at Broughton Road as a separate site. The emerging Masterplan presents an opportunity to undertake detailed assessment of potential development sites as it has been the case with Bicester . The Local Plan should not proceed without the publication of the Banbury Masterplan.
198	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	Paragraph	1.37	How the local Plan has been Prepared	See comment 1.3
161	Andrew	Hornsby-Smith		Paragraph	1.52	Other Policy Links and Additional Local Policy Guidance	Add Kidlington Masterplan
178	Andrew	Raven	Savills / Barwood Strategic Land LLP	Paragraph	1.52	Other Policy Links and Additional Local Policy Guidance	Additional guidance unjustified - should not add unnecessary financial burden.
194	James	Macnamara	The Astons and Heyford Ward	Paragraph	1.52	Other Policy Links and Additional Local Policy Guidance	Include all the lower level SPDs

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258	Trish	Redpath	Kidlington Parish Council	Paragraph	1.52	Other policy Links and Additional Local Policy Guidance	Support Kidlington Masterplan.
331	Matthew	Williams	Drivers Jonas DeLoitte / Aberdeen Property Investors	Paragraph	1.52	Other Policy Links and additional Local Policy Guidance	Support Banbury Masterplan - would like to see retail capacity figures within the Local Plan.
44	Fiona	Brereton	Drivers Jonas Deloitte/Aberdeen Property Investors	Paragraph	1.53	What does the Plan do?	Details of how the relevant town centre allocations can contribute towards retail capacity is required in order to provide certainty to communities and developers re what can be developed and where.
71	Brett	Chambers	Wendlebury Parish Council	Paragraph	1.53	What does the Plan do?	No green buffer proposed to protect Wendlebury from the proposed development.
107	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	1.53	What does the Plan do?	Para 1.53 should make reference to Oxford Technology Park.
178	Andrew	Raven	Savills / Barwood Strategic Land LLP	Paragraph	1.53	What does the Plan do?	New bullet point required to address provision of housing need. Bullet point 9 refers to green buffers to prevent coalescence, this is unjustified
318	Chris	Wardley	The Inland Waterways Association	Paragraph	1.53	What does the Plan do?	Should protect and 'enhance' the Oxford Canal and 'take advantage of its potential'
331	Matthew	Williams	Drivers Jonas DeLoitte / Aberdeen Property Investors	Paragraph	1.53	What does the Plan do?	Para 1.53 2nd bullet point - include retail capacity figures within the Local Plan
178	Andrew	Raven	Savills / Barwood Strategic Land LLP	Paragraph	1.54	What does the Plan do?	Various elements of the Plan are undeliverable - e.g. Canalside

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Appendix D: Summary of Representations (as of 4th March 2013)

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6	Tom	Ashley	Turnberry Planning Ltd / Merton College	Section	A Strategy for Development	A Strategy for Development	Oxford has an acute housing need and this will need to met elsewhere as the urban extension to the south of the city has not gone ahead. The Inspector at the SODC examination stated that it would not be appropriate for South Oxfordshire to undertake a green belt review in order to accommodate this. The inspector has recommended the following be included in the SODC Plan. ' Any provision of a strategic development area on the scale identified in the South East Plan would require joint work and sustainability appraisal of reasonable alternative options involving a number of Districts boarding the City. The current adopted Oxford Core Strategy makes no reference to any wider growth needs beyond the City boundaries. However, if it became necessary to address the matter on an inter-authority basis the established County/District mechanisms provide a means of pursuing the duty to cooperate'.
6	Tom	Ashley	Turnberry Planning Ltd / Merton College	Section	A Strategy for Development	A Strategy for Development	There should be an inter-authority mechanism for identifying the scale of that unmet need and investigating appropriate locations for accommodating that housing, including undertaking a robust Strategic environmental assessment
6	Tom	Ashley	Turnberry Planning Ltd / Merton College	Section	A Strategy for Development	A Strategy for Development	The Cherwell Local Plan should include an undertaking to engage in such a process to the benefit of all the County as means of pursuing the duty to cooperate. (wording is suggested)
38	Rachael	Blakey	Bucknell Parish Council	Section	A Strategy for Development	A Strategy for Development	Supports the approach to protecting the character of villages.
133	Theresa	Goss	Milcombe Parish Council	Theme	Theme A	A Strategy for Development in Cherwell	Agree developing a sustainable local economy but as sites are mainly in the Bicester Area, the comments of Bicester residents would be most relevant.
133	Theresa	Goss	Milcombe Parish Council	Theme	Theme A	A Strategy for Development in Cherwell	Definite need for town centre improvements - filling the already empty shops in Banbury and Bicester town centres should be a priority.
136	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Section	A.1	A Strategy for Development in Cherwell	Support challenges and objectives. Concerned raised regarding the viability of the Plan.

Appendix D: Summary of Representations (as of 4th March 2013)

Rep ID no.	First Name	Second Name	Organisations	Type (Policy, Para, Map, SA, Appx)	Name (Policy, Para, Map, SA, Appx)	Title (Policy, Para, Map, SA, Appx)	Summary of Representation
150	Tim	Hibbert		Section	A Strategy for Development in Cherwell	A Strategy for Development in Cherwell	No consideration has been given to how development at Bicester would protect Wendlebury
150	Tim	Hibbert		Section	A Strategy for Development in Cherwell	A Strategy for Development in Cherwell	Objects as the plan will involve building on productive farmland
150	Tim	Hibbert		Section	A Strategy for Development in Cherwell	A Strategy for Development in Cherwell	The focus on Banbury and Bicester is a significant flaw
150	Tim	Hibbert		Section	A Strategy for Development in Cherwell	A Strategy for Development in Cherwell	The needs of rural communities have not been addressed
280	Carl	Smith	Gosford and Water Eaton Parish Council	Section	A Strategy for Development in Cherwell	A Strategy for Development in Cherwell	With no Structure Plan who will be responsible for distributing development across Oxfordshire
280	Carl	Smith	Gosford and Water Eaton Parish Council	Section	A Strategy for Development in Cherwell	A Strategy for Development in Cherwell	When the South East Plan is revoked who will be responsible for determining the overall balance between employment, transport over the region
280	Carl	Smith	Gosford and Water Eaton Parish Council	Section	A Strategy for Development in Cherwell	A Strategy for Development in Cherwell	Announcements from Westminster about the planning system and reforms to the Green Belt will undermine the Local Plan.
54	Phil	Brown	Savills for Magdalen Development Company / Kennet Properties Ltd	Paragraph	A.3	A Strategy for Development in Cherwell	Plan should include a commitment to joint working with Oxford City Council and the other Oxfordshire authorities in relation to future housing need. Wording supplied.
71	Brett	Chambers	Wendlebury Parish Council	Paragraph	A.8	Our Vision for Cherwell District	The proposed Relief Road will dramatically reduce the quality of life for residents of Wendlebury, it will create a 4th physical barrier to the village boxing it completely. Wendlebury will be cut off from direct access to the countryside, increasing noise, air pollution and reducing the attraction of the village to incomers. Horse riding from the village supports local business and will be effectively stopped.
254	Mark	Recchia	Banbury Town Council	Paragraph	A8-A9	Our Vision for Cherwell District	Agree with the vision for Cherwell
7	Vicky	Aston		Paragraph	A.9	Our Vision for Cherwell District	Support Vision for Cherwell where it relates to Health. Suggest the word sport is added to bullet point 7 and amended to read 'Where and When'.

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71	Brett	Chambers	Wendlebury Parish Council	Paragraph	A.9	Our Vision for Cherwell District	The proposed relief road is not sustainable as it does not cherish, enhance or protect the natural environment.
126	Rose	Freeman	The Theatres Trust	Paragraph	A.9	Our Vision for Cherwell District	Para A.9 Bullet point 2 states that the cultural and social hubs of town centres will be maintained and improved including a vibrant evening economy. This aim is not reflected in Policy SLE2.
246	Jonathan	Porter	Barton Willmore / Archstone Land	Paragraph	A.9	Our Vision for Cherwell District	Support Vision in respect of supporting a stronger, sustainable and rural economy and seek to offer all communities a range of good housing.
248	Jonathan	Porter	Barton Willmore / Archstone Land	Paragraph	A.9	Our Vision for Cherwell District	Support Vision in respect of supporting a stronger, sustainable and rural economy and seek to offer all communities a range of good housing.
264	Daniel	Round	OCC - Highways and Transport	Paragraph	A.9	Our Vision for Cherwell District	Should clarify the transport objectives will be supported by OCC.
279	Martin	Small	English Heritage	Paragraph	A.9	Our Vision for Cherwell District	The 8th bullet point should say: 'We will cherish, protect and enhance our distinctive natural and built environment and our rich historic heritage. Cherwell will...'
293	Oliver	Taylor	Framptons / The Banbury AAT Academy	Paragraph	A.9	Our Vision for Cherwell District	Support bullet point seven.
294	Oliver	Taylor	Framptons / Mintondale Development Ltd	Paragraph	A.9	Our Vision for Cherwell District	Support.
381	Conor	Moloney	BioRegional Development Group	Paragraph	A.9	Our Vision for Cherwell District	Sustainable Development is not clearly expressed in the vision and strategic objectives. Wording supplied.
75	Phil	Clark	Bloor Homes Ltd (South Midlands)	Paragraph	A.10	The Spatial Strategy for Cherwell District	Broadly support strategy. Plan shouldn't dis-regard rural areas. Approach supported by SO6, 8, 9 & 14.
174	Chloe	Jones	Boyer Planning	Paragraph	A.10	The Spatial Strategy for Cherwell District	Support Strategic Objectives SO6-10.

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264	Daniel	Round	OCC - Highways and Transport	Paragraph	A.10	The Spatial Strategy for Cherwell District	Should clarify economic development at London Oxford Airport refers to Langford Lane Technology Park.
286	Emily	Sparrow	JPPC / Merton College	Paragraph	A.10	The Spatial Strategy for Cherwell District	Support overall Strategy.
293	Oliver	Taylor	Framptons / The Banbury AAT Academy	Paragraph	A.10	The Spatial Strategy for Cherwell District	Support.
294	Oliver	Taylor	Framptons / Mintondale Development Ltd	Paragraph	A.10	The Spatial Strategy for Cherwell District	Support.
20	Peter	Atkin	Pegasus Group / Prudential Pensions Ltd	Paragraph	A.11	The Spatial Strategy for Cherwell District	The rural areas should continue to grow. Affordability and a lack of new dwellings means that people are being forced to converge on the two main towns. The strategy should allow more development in the rural areas to sustain them.
20	Peter	Atkin	Pegasus Group / Prudential Pensions Ltd	Paragraph	A.11	The Spatial Strategy for Cherwell District	Supports the broad strategy of directing development to the towns.
36	Reuben	Bellamy	CALA Homes Ltd	Paragraph	A.11	The Spatial Strategy for Cherwell District	Support Spatial Strategy and distribution of growth at Banbury & Bicester. In accordance with South East Plan - Policy CO1. Bicester is sustainable location.
67	Gemma	Care	Barton Willmore / Bovis Homes	Paragraph	A.11	The Spatial Strategy for Cherwell District	Supported. Ensure some growth in outlying areas.
107	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	A.11	The Spatial Strategy for Cherwell District	Support A.11 & small scale review of the Green Belt to accommodate employment needs. Review should form part of the Local Plan process and not subsequent DPD given exceptional circumstances.

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Appendix D: Summary of Representations (as of 4th March 2013)

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112	Keith	Dixon	Launton Parish Council	Paragraph	A.11	The spatial strategy for Cherwell District	Directing development to larger villages only is not justified as it will not allow smaller villages to grow and become sustainable. Larger villages are already sustainable. The policy is inconsistent with the NPPF.
178	Andrew	Raven	Savills / Barwood Strategic Land LLP	Paragraph	A.11	The Spatial Strategy for Cherwell District	Object to balance of growth between Bicester & Banbury.
189	David	Keene	David Lock Associates / Gallagher Estates	Paragraph	A.11	The Spatial Strategy for Cherwell District	Support Spatial Strategy and direction of growth at Banbury & Bicester. Strategy make effective use of land, existing infrastructure and is sustainable.
194	James	Macnamara	The Astons and Heyford Ward	Paragraph	A.11	The Spatial Strategy for Cherwell District	State that Upper Heyford has permission for 761 houses. The Plan cannot be used to lever an increase.
246	Jonathan	Porter	Barton Willmore / Archstone Land	Paragraph	A.11	The Spatial Strategy for Cherwell District	Broadly support spatial strategy and strategic objectives SO8, SO9 & SO14. Rural areas require sufficient housing to support new homes and provide choice.
248	Jonathan	Porter	Barton Willmore / Archstone Land	Paragraph	A.11	The Spatial Strategy for Cherwell District	Broadly support spatial strategy and strategic objectives SO8, SO9 & SO14. Rural areas require sufficient housing to support new homes and provide choice.
254	Mark	Recchia	Banbury Town Council	Paragraph	A.11	The Spatial Strategy for Cherwell District	Agree with the spatial strategy and are pleased that Banbury's growth will be slower and the town will need time to deal with the expansion and improved transport links.
289	Chris	Still	Gladman Developments Ltd	Paragraph	A.11	The Spatial Strategy for Cherwell District	Reference to Upper Heyford and 760 homes is too precise and lacks flexibility. The Spatial Strategy should include the settlement in hierarchy of settlements.
301	Sarah Caroline	Turner		Paragraph	A.11	The Spatial Strategy for Cherwell District	Objection to strategy as it seeks to direct growth only at the existing sustainable settlements at expense of smaller villages.
24	Suzanne	Bangert	Terrence O'Rourke Ltd / Mr & Mrs P. Ashworth	SO	Strategic Objectives	Strategic Objectives	Support Strategic Objectives SO2, 7 & 9.

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96	Philip	Collett	rep form	SO	Strategic Objectives	Strategic Objectives	Missing Objective - Plan should aim to influence National Guidance to comply with best standards and the benefits of the area.
161	Andrew	Hornsby-Smith		SO	Strategic Objectives	Strategic Objectives	Support SO12 & SO13.
190	Nik	Lyzba	JPPC / Oxford University Press	SO	Strategic Objective	Strategic Objective	OUP support limited employment development at Kidlington as a strategic objective.
193	Susan	Mackrell	Bicester Town Council	SO	Strategic Objectives	Strategic Objectives	Support 5 Strategic objectives - developing a sustainable local economy in the Bicester Master plan - seen as complementary. Other issues for Bicester include; allotments & burial ground.
264	Daniel	Round	OCC - Archaeology	SO	Strategic Objectives	Strategic Objectives	Support wording change.
289	Chris	Still	Gladman Developments Ltd	SO	Strategic Objectives	Strategic Objectives	Should recognise the direct and indirect employment generation and benefits of a buoyant construction industry.
293	Oliver	Taylor	Framptons / The Banbury AAT Academy	SO	Strategic Objectives	Strategic Objectives	Propose new Strategic Objective - wording supplied,. Support SO10.
289	Chris	Still	Gladman Developments Ltd	SO	Strategic Objectives	Strategic Objectives	Should reference meeting the market and affordable needs of the district.
107	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	A.14	Strategic Objectives	Support para A.14 & SO1 to SO5.
183	Rob	Kinchin-Smith	Banbury Civic Society	Paragraph	A.14	Strategic Objectives	Support need to improve urban centres and employment areas. This can be achieved through a mix of community, business and residential throughout the town centre. Support residential above shops. Preference for mix of uses through the town centre and not to cluster activities at Spiceball.
264	Daniel	Round	OCC - Strategic Planning Consultations	Paragraph	A.14	Strategic Objectives	What is the source of population projections? What assumptions?
321	Malcolm	Watt		Paragraph	A.17	Strategic Objectives	Support Objectives S06-10
264	Daniel	Round	OCC - Highways and Transport	SO	SO5	Strategic Objectives	Clarify term sustainable development. Define south of the District. Should link to challenges. Unclear why district is ranked poorly in respect of access to services.
295	Oliver	Taylor	Framptons / Banbury Golf Club	SO	SO5	Strategic Objectives	Support SO5.

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161	Andrew	Hornsby-Smith		Paragraph	A.21	Strategic Objectives	Concern that population of Kidlington is falling.
178	Andrew	Raven	Savills / Barwood Strategic Land LLP	Paragraph	A.21	Strategic Objectives	Although Cherwell is affordable in terms of Oxfordshire this is less so when compared against the rest of the South East. Paragraph to include need for all tenures of housing including market housing.
194	James	Macnamara	The Astons and Heyford Ward	Paragraph	A.21	Strategic Objectives	Mention the rapid rise forecast in Cherwell's elderly population. This rise is significant given their specific housing needs.
256	Trish	Redpath	Kidlington Parish Council	Paragraph	A.21	Strategic Objectives	Population figure for Kidlington & Gosport is an underestimate.
289	Chris	Still	Gladman Developments Ltd	Paragraph	A.21	Strategic Objectives	A.21 - bullet point 1 - Object as it does not reflect the acute affordable housing shortage. Phrase most affordable district in Oxfordshire should be deleted.
342	Helen	Lease	RPS / Thames Valley Police	Paragraph	A.21	Strategic Objectives	Plan should identify the importance of providing social and physical infrastructure in creating sustainable communities. New bullet point suggested.
101	Robert	Cramp	Congregation of Jehovah's Witnesses	Paragraph	A.22	Strategic Objectives	The strategic objectives for building sustainable communities should refer to places of worship in accordance with the NPPF paragraphs 22 and 126.
322	Malcolm	Watt		Paragraph	A.22	Strategic Objectives	Support Objectives S06-10
342	Helen	Lease	RPS / Thames Valley Police	Paragraph	A.22	Strategic Objectives	SCS identifies community safety as a key consideration. Suggest as Strategic Objective text supplied.
80	David	Coates	Kingerlee Homes	SO	SO9	Strategic Objectives	Concern that the Council's approach to growth will lead to an under supply of new homes and in particular rural affordable housing. Delete 'availability' and insert 'supply'.
126	Rose	Freeman	The Theatres Trust	SO	SO10	Strategic Objectives	SO10 concerns provision of accessible services and facilities for culture, social and community needs. There is no implementation policy.
161	Andrew	Hornsby-Smith		Paragraph	A.25	Strategic Objectives	Separate housing target would reduce in-commuting.
178	Andrew	Raven	Savills / Barwood Strategic Land LLP	Paragraph	A.25	Strategic Objectives	Sustainable development means growth. Add bullet points to ensure delivery of jobs and new homes in sustainably locations and reducing the need to travel by car.

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264	Daniel	Round	OCC - Ecology	Paragraph	A.25	Strategic Objectives	Support bullet point 8.
323	Malcolm	Watt		Paragraph	A.27	Strategic Objectives	Support Objectives S011-15
381	Conor	Moloney	BioRegional Development Group	Paragraph	A.27	Strategic Objectives	Sustainable Development is not clearly expressed in the vision and strategic objectives. Wording supplied.
71	Brett	Chambers	Wendlebury Parish Council	SO	SO12	Strategic Objectives	The proposal does not achieve this objective. It does not enhance the countryside, landscape and setting of the village. It will increase dependency on motor cars due to village being curtailed by the relief road in addition to existing barriers. It will make the village less sustainable by reducing the quality of the environment. It does nothing to protect and enhance the natural environment and will increase pollution in a rural area.
71	Brett	Chambers	Wendlebury Parish Council	SO	SO13	Strategic Objectives	The proposal does not achieve this objective. It does not enhance the countryside, landscape and setting of the village. It will increase dependency on motor cars due to village being curtailed by the relief road in addition to existing barriers. It will make the village less sustainable by reducing the quality of the environment. It does nothing to protect and enhance the natural environment and will increase pollution in a rural area.
71	Brett	Chambers	Wendlebury Parish Council	SO	SO14	Strategic Objectives	The proposal does not achieve this objective. It does not enhance the countryside, landscape and setting of the village. It will increase dependency on motor cars due to village being curtailed by the relief road in addition to existing barriers. It will make the village less sustainable by reducing the quality of the environment. It does nothing to protect and enhance the natural environment and will increase pollution in a rural area.
71	Brett	Chambers	Wendlebury Parish Council	SO	SO15	Strategic Objectives	The proposal does not achieve this objective. It does not enhance the countryside, landscape and setting of the village. It will increase dependency on motor cars due to village being curtailed by the relief road in addition to existing barriers. It will make the village less sustainable by reducing the quality of the environment. It does nothing to protect and enhance the natural environment and will increase pollution in a rural area.

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194	James	Macnamara	The Astons and Heyford Ward	SO	SO 15	Strategic Objectives	Add 'preserve or enhance Conservation Areas'.
264	Daniel	Round	OCC - Archaeology	SO	SO15	Strategic Objectives	Amendment supplied.
264	Daniel	Round	OCC - Ecology	SO	SO14	Strategic Objectives	Support.
264	Daniel	Round	OCC - Highways and Transport	SO	SO13	Strategic Objectives	Add services after accessibility
279	Martin	Small	English Heritage	SO	SO15	Strategic Objectives	Welcomes and supports SO15 although archaeological remains are part of cultural heritage and do not need to be identified separately.
289	Chris	Still	Gladman Developments Ltd	SO	SO12	Strategic Objectives	Delete reference to conserving and enhancing the countryside and landscape as not realistic. Could be changed to conserve and enhance most sensitive designations.
299	Bruce	Tremayne	CPRE Bicester District	SO	Strategic Objectives	Strategic Objectives	Support Strategic objectives 11-15.
302	Sarah Caroline	Turner		SO	SO12	Strategic Objectives	Objection to strategy as it seeks to direct growth only at the existing sustainable settlements at expense of smaller villages. Wording suggested.
381	Conor	Moloney	BioRegional Development Group	SO	SO11-15	Strategic Objectives	Sustainability - Model Policy supplied - One Planet Living
85	Will	Cobley	Terrence O'Rourke Ltd / Blenheim Palace Estate	Theme	Theme 1	Policies for Developing a Sustainable Local Economy	Support principle of theme.
133	Theresa	Goss	Milcombe Parish Council	Theme	Theme B	Policies for Development in Cherwell	Want to see properly built houses in keeping with their area. It is the choice of the people to live in either towns or rural villages -Keep them separately. Affordable homes in villages should be provided for the local people. Most villages have carried out surveys with ORCC to prove their needs.
293	Oliver	Taylor	Framptons / The Banbury AAT Academy	Theme	Theme 1	Theme 1: Policies for developing a sustainable local economy	New Policy regarding new improved education facilities - Wording supplied.

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107	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	B.5	Introduction	Support Para B.5 - B.7.
5	Tom	Ashley	Turnberry Planing Ltd / Oxford University	Paragraph	B.7	Introduction	Support reference to Begbroke Science Park.
107	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	B.7	Introduction	Amendment suggested to B.7.
160	Andrew	Hornsby-Smith		Paragraph	B.7	Introduction	Employment Land Review sets out expansion at Kidlington for High Tech employment. Text supplied.
243	Placi	O'Neil-Espejo	Bicester Vision	Paragraph	B.12	Introduction	Do not consider the paragraphs comments correct. WYG reported a chronic shortage of employment land in and around Bicester. The constraint in Bicester is the availability of land for a broad range of employment uses.
107	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	B.13	Introduction	Object to statement 'employment growth has been strongest in Bicester in recent years'. Evidence supplied.
178	Andrew	Raven	Savills / Barwood Strategic Land LLP	Paragraph	B.13	Introduction	Object to balance of growth between Bicester & Banbury. Further employment needed at Banbury.
194	James	Macnamara	The Astons and Heyford Ward	Paragraph	B.14	Introduction	Add improving the poor results of the District's secondary schools, especially in Bicester. This is where skill deficiencies start.
178	Andrew	Raven	Savills / Barwood Strategic Land LLP	Paragraph	B.19	Introduction	Object to balance of growth between Bicester & Banbury.
264	Daniel	Round	OCC - Strategic Planning Consultations	Paragraph	B.20	Introduction	What is the source of the district jobs forecasts? With or without additional employment land?
289	Chris	Still	Gladman Developments Ltd	Paragraph	B.20	Introduction	Plan should be more ambitious than to provide 7000 jobs.
107	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	B.22	Introduction	Support themes set out in para B.22 to B.31 . Kidlington has more B1 than Bicester and ran out of employment land in 2006/2007. Oxford Technology Park should be allocated in the Local Plan as a strategic site for immediate development.
173	Alasdair	Jones	Marrons / Hallam Land Management	Paragraph	B.126	Introduction	Where appropriate housing sites will include a number of self contained extra care dwellings with the location and amount to be agreed. Wording supplied.

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107	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	B.28	Introduction	Refer to Bicester Gateway at B.28.
194	James	Macnamara	The Astons and Heyford Ward	Paragraph	B.28	Introduction	The call for family housing is at odds with the Housing Needs Survey which prioritised small flats for the young and the old. The Plan should follow evidence.
378	Richard	Foot	GVA / Bicester Business Park	Paragraph	B.29	Introduction	Support growth at Bicester.
87	Colin	Cockshaw	Bicester Against Eco-Con (BaECON)	Paragraph	B.31	Introduction	Object to expansion at Bicester Village. Delete Reference
288	Sarah	Stevens		Paragraph	B.31	Introduction	Object to the proposed extension to Bicester Village without justification by the evidence base or public consultation. Suggest para B.31, B.51 & B.57 are modified to remove reference to enabling and promotion of an extension to Bicester Outlet Village.
377	Richard	Foot	GVA / Value Retail (Bicester Village)	Paragraph	B.31	Introduction	Support promotion of the sustainable expansion of Bicester Village.
378	Richard	Foot	GVA / Bicester Business Park	Paragraph	B.31	Introduction	Support growth at Bicester.
178	Andrew	Raven	Savills / Barwood Strategic Land LLP	Paragraph	B.32	Introduction	Object to balance of growth between Bicester & Banbury. Banbury is principal commercial centre, good motorway and rail access. Diverse range of town centre uses. Has achieved a sustainable balance of growth over last 30 years. Amend 'moderate' to 'significant'.
5	Tom	Ashley	Turnberry Planing Ltd / Oxford University	Paragraph	B.33	Introduction	Support reference to Begbroke Science Park.
107	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	B.33	Introduction	
160	Andrew	Hornsby-Smith		Paragraph	B.33	Introduction	Paragraph should set out the scope for development at Oxford Airport.
190	Nik	Lyzba	JPPC / Oxford University Press	Paragraph	B.33	Introduction	OUP support broad thrust of Para B.33 in respect of the need for growth in the Langford Lane Area of Kidlington.
258	Trish	Redpath	Kidlington Parish Council	Paragraph	B.33	Introduction	Should qualify the degree of growth at London Oxford Airport within its existing boundaries.
102	Sam	Croft	RPS Planning & Development / Banner Homes Ltd / Rowland Bratt	Paragraph	B.34	Introduction	Re-word forth bullet point.

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185	Michael	Lea	Jones Land LaSalle / Bonhams 1793 Ltd	Paragraph	B.36	Policy SLE 1: Employment Development	Support approach to protecting, in principle, existing employment land and buildings for B class employment use.
107	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	B.44	Policy SLE 1: Employment Development	Add Kidlington to para B.44.
3	Alec	Arrol	Kennet Properties / Thames Water	Policy	SLE.1	Employment Development	The policy and supporting text do not set out the amount of employment land required to be provided during the life time of the LP and how this should be distributed across the District. The employment land trajectory in table 18 shows no land coming forward for employment in Banbury beyond 2021. This is a significant problem for the spatial strategy of Banbury. Although redevelopment of employment sites will come forward during the lifetime of the LP these are often difficult to redevelop and may come forward for alternative uses. There is already a perceived problem of the ability of existing employment land to come forward which is potentially hindering the economic development of the District. There is additional need for new employment land during the lifetime of the LP within Banbury.
38	Rachael	Blakey	Bucknell Parish Council	Policy	SLE.1	Employment Development	Needs to be more focus on existing employment areas which are in need of action
42	John	Braithwaite	South Newington Parish Council	Policy	SLE.1	Employment Development	Support the policy
45	Gemma	Brickwood	Turley Associates / Sainsbury	Policy	SLE.1	Employment Development	Policy is not consistent with the employment objectives of the Plan and does not protect against the loss of employment sites.
107	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Policy	SLE.1	Employment Development	Object to Policy SLE1 as it should refer to Kidlington alongside Banbury & Bicester. Should define small scale employment proposals.
132	Theresa	Goss	Adderbury Parish Council	Policy	SLE.1	Employment Development	Supported
134	Theresa	Goss	Bloxham Parish Council	Policy	SLE.1	Employment Development	Agree
178	Andrew	Raven	Savills / Barwood Strategic Land LLP	Policy	SLE.1	Employment Development	Approach conflicts with NPPF, as it controls types of employment.



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185	Michael	Lea	Jones Land LaSalle / Bonhams 1793 Ltd	Policy	SLE.1	Employment Development	Policy does not go far enough to support employment proposals in rural areas to enable existing businesses to expand to meet the needs of their customer base and operational requirements.
193	Susan	Mackrell	Bicester Town Council	Policy	SLE.1	Employment Development	Support jobs led development. With emphasis on providing the right jobs for local people. Local Plan should have an over arching policy for Bicester that spells out Bicester is open for Business. Land allocation is insufficient to meet immediate demands. Support Bicester Masterplan view that clusters employment to the South and East as well as along the A41 corridor towards Junction 9 of the M40. Employment envelope should be extended to include Heyford and Graven Hill.
219	Peter	Frampton	Framptons / Mr D Mahon	Policy	SLE.1	Employment Development	New Policy - To promote greater range of employment sites for existing companies to grow and provide for new company formation.
237	Wayne	Neale		Policy	SLE.1	Employment Development	Employment growth at Banbury will not support proposed housing numbers resulting in traffic congestion.
243	Placi	O'Neil-Espejo	Bicester Vision	Policy	SLE.1	Employment Development	There should be a clear presumption against the change of use from employment to residential without qualification.
254	Mark	Recchia	Banbury Town Council	Policy	SLE.1	Employment Development	Generally supportive but concerned over a perceived lack of employment land, particularly if existing businesses at Canalside are relocated.
264	Daniel	Round	OCC - Archaeology	Policy	SLE.1	Employment Development	Amend to include important non-designated assets. The phrase 'any buildings or features should be amended.
264	Daniel	Round	OCC - Highways and Transport	Policy	SLE.1	Employment Development	Text should reference other sustainable modes where possible.
289	Chris	Still	Gladman Developments Ltd	Policy	SLE.1	Employment Development	Employment need should be categorised by 'B' use classes and supported by an up to date employment land review.

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296	Robert	Thompson	Mr Robert Thompson (Chartered Surveyor) / Mr John Stroud	Policy	SLE.1	Employment Development	Objection on the grounds of insufficient employment land proposed. Former Alcan site allocated for employment is now proposed for residential development and small businesses at Canalside will be affected by redevelopment. Suggest allocated land to the East of Banbury between A361 and M40 for employment. Land comprises 12 hectares. Land is no longer suitable for farming as it has become separated from other farming land by Flood embankment and the M40 & A361. Land is not subject to flooding. Land is suitable for a high quality Business Park.
325	Antony	Watts	Hanwell Fields Development Action Group	Policy	SLE.1	Employment Development	Plan is light on economic development; Cherwell should offer practical help to businesses, encourage farming, build infrastructure - Roads, Schools, Medical, Telcom & Regeneration.
334	Alex	Wilson	Barton Willmore /A2 Dominion	Policy	SLE.1	Employment Development	Further analysis and explanation required to explore market conditions. Plan unclear whether one job per dwelling should be provided on-site or not. Proposal should be seen as part of the wider strategy for Bicester itself. Other areas in Bicester maybe more appropriate for employment opportunities. e.g. Graven Hill for B8. NWB maybe better suited for innovation, enterprise and small scale start up businesses. Greater working from home should be encouraged. Bicester Masterplan is the appropriate vehicle to discuss town wide issues. Note that other uses; schools, retail generate employment opportunities.
368	P	Keywood		Policy	SLE.1	Employment Development	Object to viability test as it is considered a subjective test. (Suggested text supplied)
288	Sarah	Stevens		Paragraph	B.51	Policy SLE2: Securing Dynamic Town Centres	Remove reference to enabling and promotion of an extension to Bicester Outlet Village.
377	Richard	Foot	GVA / Value Retail (Bicester Village)	Paragraph	B.51	Policy SLE 2: Securing Dynamic Town Centre	Support greater interaction with Bicester Town Centre and Bicester Village.

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44	Fiona	Brereton	Drivers Jonas Deloitte/Aberdeen Property Investors	Paragraph	B.53	Policy SLE 2: Securing Dynamic Town Centre	Sufficient background evidence should be available now to set a clear strategy for retail development within the district. The Local Plan should show that retail capacity can be met in full and in accordance with the sequential approach.
195	Serena	Page	WYG / LXB Properties	Paragraph	B.53	Policy SLE.2: Securing Dynamic Town Centres	Para does not comply with NPPF para 24 & 26. Remove first sentence.
222	Peter	Frampton	Framptons / Barwood Developments	Paragraph	B.53	Policy SLE.2 Securing Dynamic Town Centres	Statement conflicts with Policy Bicester 12. Paragraph is not consistent with National Planning Policy. RE a blanket objection to out of town retail.
331	Matthew	Williams	Drivers Jonas DeLoitte / Aberdeen Property Investors	Paragraph	B.53	Policy SLE.2: Securing Dynamic Town Centres	Should be sufficient background evidence to set a clear strategy for retail development within the District. Local Plan should show the retail capacity can be met in accordance with sequential approach.
370	P	Keyword		Paragraph	B.53	Policy SLE2: Securing Dynamic Town Centres	Object to para B.53 on the grounds that it is not based on up to date evidence. 2012 Update Retail Study has not yet been published. Delete paragraph.
45	Gemma	Brickwood	Turley Associates / Sainsbury	Paragraph	B.57	Policy SLE.2: Securing Dynamic Town Centres	Expansion of Bicester Village is unjustified - evidence required to demonstrate sequentially preferable.
159	Andrew	Hornsby-Smith		Paragraph	B.57	Policy SLE.2: Securing Dynamic Town Centres	Kidlington Masterplan should address design, environmental issues to improve public realm. Amend Para C.188 accordingly.
258	Trish	Redpath	Kidlington Parish Council	Paragraph	B.57	Policy SLE2: Securing Dynamic Town Centre	Support Kidlington Masterplan.
288	Sarah	Stevens		Paragraph	B.57	Policy SLE2: Securing Dynamic Town Centres	Remove reference to enabling and promotion of an extension to Bicester Outlet Village.
38	Rachael	Blakey	Bucknell Parish Council	Policy	SLE.2	Securing Dynamic Town Centres	Questions if its worth trying to rejuvenate the town centre when trends are leading to out of centre shopping areas

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44	Fiona	Brereton	Drivers Jonas Deloitte/Aberdeen Property Investors	Policy	SLE.2	Securing Dynamic Town Centres	There is no mention of retail capacity figures for the district. The Local Plan should detail the retail capacity identified for the district through the supporting evidence base. It should then be shown how each of the relevant town centre allocations e.g. Bolton Road can contribute towards meeting the capacity. This would demonstrate the plan is justified. Without this it is unclear whether sufficient space for retail uses has been identified within the key centres to meet the District's needs and to comply with the requirements of the NPPF.
44	Fiona	Brereton	Drivers Jonas Deloitte/Aberdeen Property Investors	Policy	SLE.2	Securing Dynamic Town Centres	Once a robust assessment has been undertaken of town centre sites to meet retail capacity bullet point 5 should be re-visited to see if the threshold should be reduced. At present there is no available up to date evidence base and analysis of whether a local threshold below that identified in the NPPF is appropriate or not.
45	Gemma	Brickwood	Turley Associates / Sainsbury	Policy	SLE.2	Securing Dynamic Town Centres	Extension to town centre boundary is unjustified & unclear.
73	Colin	Clark	Banbury and Cherwell Green Party	Policy	SLE.2	Securing Dynamic Town Centres	Object to Banbury gateway as it undermines Bolton Road Town Centre development. Banbury Canalside will displace existing business when employment land is in short supply.

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126	Rose	Freeman	The Theatres Trust	Policy	SLE.2	Securing Dynamic Town Centres	LPA should undertake an assessment of the need to expand town centres to ensure a sufficient supply of suitable sites. Policy SLE2. only says 'Retail and other town centre uses'. Policy should be expanded to refer to other town centre uses. Policy should also establish a premise for an evening economy in town centres. This includes restaurants, bars, pubs, clubs and music, performance and entertainment venue including theatres and Cinemas. Policy should also include a further point about protecting buildings of cultural & community benefit from loss or change of use unless replacement facilities are provided on site or within the vicinity which meet the need of the local population or services can be delivered from other facilities and without leading to a shortfall in provision and no demand for similar use.
132	Theresa	Goss	Adderbury Parish Council	Policy	SLE.2	Securing Dynamic Town Centres	Supported
134	Theresa	Goss	Bloxham Parish Council	Policy	SLE.2	Securing Dynamic Town Centres	Agree
159	Andrew	Hornsby-Smith		Policy	SLE.2	Securing Dynamic Town Centres	Policy SLE 2 should restrict proposals for out-of-centre superstores at Kidlington.
177	Vic	Keeble	Chesterton Parish Council	Policy	SLE.2	Securing Dynamic Town Centres	Recommend that Phase 2/3 of the Bicester Town Centre Development is given priority at an early stage so that retail / leisure provision remains competitive.
183	Rob	Kinchin-Smith	Banbury Civic Society	Policy	SLE.2	Securing Dynamic Town Centres	Support presumption against out of town and edge of centre retail. Retail in town centres should respect historic built environment.
195	Serena	Page	WYG / LXB Properties	Policy	SLE.2	Securing Dynamic Town Centres	Paragraphs relating to retail proposals should not require the applicant to demonstrate proven need. The Council's final retail study has yet to be published and therefore the evidence to justify quantitative and qualities need has not been assessed. Remove first bullet point.

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240	Ellen	O'Grady	Defence Infrastructure Organisation	Policy	SLE.2	Securing Dynamic Town Centres	The latest Retail Study is not available for assessment. The policy is not positively prepared or justified.
258	Trish	Redpath	Kidlington Parish Council	Policy	SLE.2	Securing Dynamic Town Centres	Support Policy SLE2 and expand to include Kidlington.
258	Trish	Redpath	Kidlington Parish Council	Policy	SLE.2	Securing Dynamic Town Centres	Policy SLE 2 should not support new out-of-centre convenience superstores in Kidlington.
331	Matthew	Williams	Drivers Jonas DeLoitte / Aberdeen Property Investors	Policy	SLE.2	Securing Dynamic Town Centres	Welcome approach of securing dynamic town centres within the District through strategic town centre allocations.
331	Matthew	Williams	Drivers Jonas DeLoitte / Aberdeen Property Investors	Policy	SLE.2	Securing Dynamic Town Centres	Concern that there is no mention of retail capacity figures for the District or quantum of retail development that could come forward on each site nor the overall provision during the plan period. Unclear if sufficient space has been identified in town centres. If insufficient land is identifies this could undermine the town centre first policy. Plan should include commentary of the evidence base if each of the town centres.
331	Matthew	Williams	Drivers Jonas DeLoitte / Aberdeen Property Investors	Policy	SLE.2	Securing Dynamic Town Centres	Once a review of town centres has been carried out suggest bullet point 5 is re-visited. Case to reduce threshold. At present no available up to date evidence base.
369	P	Keywood		Policy	SLE.2	Securing Dynamic Town Centres	Object to Policy SLE2 on the grounds that it is not based on up to date evidence. 2012 Update Retail Study has not yet been published. No requirement to demonstrate need for retail proposals outside town centres. Delete first & third bullet point. Forth bullet point should refer to NPPF paragraph 26.
162	Andrew	Hornsby-Smith		Paragraph	B.62	Policy SLE.3: Supporting Tourism Growth	Protection of Oxford Canal should cover towpath and hedgerows.
377	Richard	Foot	GVA / Value Retail (Bicester Village)	Paragraph	B.62	Policy SLE.3: Supporting Tourism Growth	Support statement - most visited tourist attraction.

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132	Theresa	Goss	Adderbury Parish Council	Policy	SLE.3	Supporting Tourism Growth	Supported
134	Theresa	Goss	Bloxham Parish Council	Policy	SLE.3	Supporting Tourism Growth	Agree
183	Rob	Kinchin-Smith	Banbury Civic Society	Policy	SLE.3	Supporting Tourism Growth	Support policy. Upper Heyford as a tourism attraction.
194	James	Macnamara	The Astons and Heyford Ward	Policy	SLE.3	Supporting Tourism Growth	Bicester Village is the most important destination for visitors from China. Maximising return from this should be a higher priority.
295	Oliver	Taylor	Framptons / Banbury Golf Club	Policy	SLE.3	Supporting Tourism Growth	New Policy - Regarding tourism. Reword Policy SLE3 - Text supplied.
96	Philip	Collett	rep form	Paragraph	B.66	Policy SLE.4 Improved Transport and Connections	Disagree with statement that Cherwell has excellent road links. Plan should apply over a longer period. Aspiration for further road junctions. Over development of residential, commercial & industrial development on a critical system. Proposed development will cover obvious routes for future roads.
134	Theresa	Goss	Bloxham Parish Council	Paragraph	B.69	Policy SLE.4: Improved Transport and Connections	No apparent consideration to the routes leaving Banbury. Commercial transport from the North East and East Banbury needs to be directed to the M40 for access to the M6 via the M42 and the M3&M4 via the M25.
168	Patricia	Jesson	Wroxton & Balscote Parish Council	Paragraph	B.69	Policy SLE.4: Improved Transport and Connections	Take into account quarry activities present and planned at Wroxton & Shenington. Will new M40 Junction be created?
249	Anthony	Powell	Highways Agency	Paragraph	B.69	Policy SLE.4: Improved Transport and Connections	Welcome proposed improvements to works and new infrastructure. Require update of the transport and land-use study evidence base. No detail has been provided on the improvements to M40 J9 or mitigation of J10 & J11 in the draft IDP.

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264	Daniel	Round	OCC - Strategic Planning Consultations	Paragraph	B.69	Policy SLE 4: Improved Transport and Connections	Support reference to a new inner relief road at Banbury. Strengthened to take account of town wide movement strategy.
42	John	Braithwaite	South Newington Parish Council	Paragraph	B.71	Policy SLE.4: Improved Transport and Connections	It is essential that new commercial developments are likely to be served by HGVs are required to make travel and transport plans that will as far as practically possible route HGVs away from town centres and unsuitable rural roads.
52	Peter	Brown	Drayton Parish Council	Paragraph	B.72	Policy SLE.4: Improved Transport and Connections	Traffic evidence study dated 2000 is out of date as it pre-dates Hanwell Fields. Sites to the South of Banbury should be preferred over site to the North.
377	Richard	Foot	GVA / Value Retail (Bicester Village)	Paragraph	B.74	Policy SLE 4: Improved Transport and Connections	Support improved links between Bicester Village and Town Centre. Better access by Train through Evergreen 3 project.
104	Robert	Cronk		Paragraph	B.75	Policy SLE.4: Improved Transport and Connections	Welcomes the statement but the importance of provision of adequate parking at railway stations must be recognised within the statement.
258	Trish	Redpath	Kidlington Parish Council	Paragraph	B.75	Policy SLE4. Improved Transport and Connections	Support proposals for a new train station at Water Eaton Park. Expect review of evidence for Station at new Technology Park.
160	Andrew	Hornsby-Smith		Paragraph	B.76	Policy SLE4: Improved Transport and Connections	Paragraph should support a new Station at Water Eaton. To include a review of evidence in respect of a Station at Lyne Road to support a new Technology Park.
38	Rachael	Blakey	Bucknell Parish Council	Policy	SLE.4	Improved Transport and Connections	Both Bicester eastern and western Ring Roads need to be considered
38	Rachael	Blakey	Bucknell Parish Council	Policy	SLE.4	Improved Transport and Connections	The transport measures for Bicester need to be made clearer

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48	Justine	Brown		Policy	SLE.4	Improved Transport and Connections	Proposed route of Bicester Relief road does not make sense being so near Wendlebury. Crossing over railway is being paid for by Chiltern Railways and only agreed as a road for the local farmer. It should not be made into a formal road. The road should go around the hill and join at the new roundabout. Other road options should be looked at. Concern that road will bring additional noise, cause severance for walkers and increased flood risk.
49	Kathryn	Brown	Stoke Lyne Parish Council	Policy	SLE.4	Improved Transport and Connections	Is the proposed SE link road a single or dual carriageway? Would support objections from Wendlebury PC on environmental grounds and potential for further development into dual carriageway.
71	Brett	Chambers	Wendlebury Parish Council	Policy	SLE.4	Improved Transport and Connections	Object to the proposed Relief Road. No alternative routes have been proposed and the current route will have considerable impact on Wendlebury. Neither the village or the Parish Council were consulted resulting on a flawed document that does not reflect the reality of land use around Bicester nor take into account the well being of residents within Wendlebury.
73	Colin	Clark	Banbury and Cherwell Green Party	Policy	SLE.4	Improved Transport and Connection	Low Carbon Strategy is silent on public transport. Failed to consider 20 mph zones in the County. Are travel plans scrutinised? Traffic congestion at Banbury is not considered adequately. Plan is unclear on relief road between Thorpe Way (or the new M40 sites ) with southern Banbury. Station traffic is significant. Plan is unclear regarding the Southern relief Road at Bicester. Limited evidence regarding a planned rail-freight interchange at Graven Hill. Plan should consider additional park and ride at Kidlington into Oxford. Welcome Water Eaton Station - has traffic management been considered. Opposed to new passenger airport at Upper Heyford or expansions at Kidlington Oxford London Airport.

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73	Colin	Clark	Banbury and Cherwell Green Party	Policy	SLE.4	Improved Transport and Connection	Local Plan should enhance rail services between Banbury & Oxford. A new station at Kidlington village centre and a new station near Kidlington Airport to serve employment areas with park and ride. Re-opening of stations between Banbury & Kidlington. Mini bus service between Heyford & Oxford. New station at Wolvercote and at Summertown with a bus service to hospitals at Headington and eastern side of Oxford.
73	Colin	Clark	Banbury and Cherwell Green Party	Policy	SLE.4	Improved Transport and Connection	Plan should ensure cycle paths beside main roads to encourage cycling into Banbury, Bicester and Kidlington from the surrounding areas.
107	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Policy	SLE.4	Improved Transport and Connections	Policy SLE4 should include improvements to Junction 9 of the M40.
132	Theresa	Goss	Adderbury Parish Council	Policy	SLE.4	Improved Transport and Connections	Supported
134	Theresa	Goss	Bloxham Parish Council	Policy	SLE.4	Improved Transport and Connections	Agree
150	Tim	Hibbert		Policy	SLE.4	Improved Transport and Connections	Questions what information is available in terms of traffic count data
150	Tim	Hibbert		Policy	SLE.4	Improved Transport and Connections	Objects as no other options for the road have been examined. Wendlebury is already a rat run.
150	Tim	Hibbert		Policy	SLE.4	Improved Transport and Connections	Objects as there is no green buffer at Wendlebury
164	Ian	Inshaw		Policy	SLE.4	Improved Transport Connections	
183	Rob	Kinchin-Smith	Banbury Civic Society	Policy	SLE.4	Improved Transport and Connections	Policy should include a South-East Link Road. Suggest upgrade of Bankside with a new spur continuing northeast from half way along Bankside to Banbury 6.

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193	Susan	Mackrell	Bicester Town Council	Policy	SLE.4	Improved Transport and Connections	Support local plan comments regarding road transport, traffic flow and congestion issues. Local Plan should set out principles that promote the use of public transport. Wider road transport should reflect policies for Cherwell and Oxfordshire. Disappointed that opportunities associated with the railway have not been highlighted. Welcome Evergreen 3 East and West Rail and its electrification. Welcome use of rail to transport freight. Concern raised regarding London Road Level crossing with increased train movements.
194	James	Macnamara	The Astons and Heyford Ward	Policy	SLE.4	Improved Transport and Connections	Long term aspirations for a Station at Langford and a parkway station at Shipton Quarry should still be pushed for.
205	Jack	Moeran	Environment Agency	Policy	SLE.4	Improved Transport and connections	The Bicester East Relief Road is mentioned but not shown in a map. The road as shown in the Bicester Masterplan will cross the Langford Brook and its impact on flood risk and nature conservation needs to be considered.
249	Anthony	Powell	Highways Agency	Policy	SLE.4	Improved transport and connections	Recommend more sustainable measures to reduce the need to travel are explored in the first instance with large infrastructure improvements such as the Bicester South East relief road and Banbury Inner relief road explored as a last resort. Unclear how these projects are to be delivered or their affect on the SNR.
254	Mark	Recchia	Banbury Town Council	Policy	SLE.4	Improved transport and connections	Generally supportive and pleased that land for a South East Relief road is retained. However, It is vital that existing inner relief road's capacity is expanded, consideration of Railway Bridge and Middleton Road/Merton Street junctions and the multi-storey car parks both sides of the railway needed for the redevelopment of this area.
258	Trish	Redpath	Kidlington Parish Council	Policy	SLE.4	Improved transport and connections	Review requirement of a new station at Lyne Mead in Kidlington. Support station at Water Eaton Park.

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264	Daniel	Round	OCC - Highways and Transport	Policy	SLE.4	Improved Transport and Connections	Supporting text should make reference to public transport networks and bus services. Increased frequency, improved quality and reliability of bus services. Cross-town services in Bicester and Banbury. Commercially self-sustaining. Support reference to new inner relief road within Banbury to reflect Town Movement Strategy. South West Bicester Relief Road should not be called Vendee Drive. Policy should include key interchanges. No reference to Bicester Park & Ride. Growth proposals of London Oxford Airport appear over looked. Intensification of air and ground activity. Expansion of air boundary. LTP3 supports air travel services and facilities.
264	Daniel	Round	OCC - Highways and Transport	Policy	SLE.4	Improved Transport and Connections	Policy should reflect Government funding of East west Rail western section improvements. Electrification between Oxford - Bicester Town - Bletchley - Bedford. i.e. Electric Spine. Should bring jobs.
268	Charles	Routh	Natural England	Policy	SLE.4	Improved Transport and Connections	Unclear how the biodiversity, landscape and amenity value of each site has been considered. The Plan is considered unsound unless the Council demonstrates how it has addressed paragraphs 110 and 165 of the NPPF and paragraphs 98 and 99 of ODPM Circular 06/2005 in the process of allocating sites. On biodiversity terms, advise that at least a phase one survey should be undertaken for each allocated site.
279	Martin	Small	English Heritage	Policy	SLE.4	Improved Transport and Connections	Proposed new link road between A41 and A4421 will be within the setting of the schedule monument of Alchester Roman Town and may cause substantial harm by isolating the monument from its setting. It is unclear whether the proposal will achieve the aims of NPPF in paragraphs 126 and 132. Further consideration needs to be given to the acceptability or otherwise of this proposed relief road.
280	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	SLE.4	Improved Transport and Connections	There will be a significant growth in traffic caused by growth in the towns
280	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	SLE.4	Improved Transport and Connections	Commuting will still occur from these towns causing congestion, accidents and pollution in this and neighbouring parishes.

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280	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	SLE.4	Improved Transport and Connections	The Parish would like a Traffic Plan Management Risk Assessment to check the road network and parking problems that will be caused by more development based on the following scenarios: good railway and bus provision, a reduced or delayed provision.
280	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	SLE.4	Improved Transport and Connections	There is a problem with on-street parking by commuters in the Parish
280	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	SLE.4	Improved Transport and Connections	The County Council has not been monitoring or taking action over the effects of the Controlled Parking Zones in North Oxford introduced in 2004 as recommended by its Committee - Cherwell should press the County to do this.
280	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	SLE.4	Improved Transport and Connections	Lorries are using the unsuitable routes leading to excessive noise and vibration for residents in the Parish
280	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	SLE.4	Improved Transport and Connections	Through the Local Plan business lorries should sign up to the Oxfordshire County Council's Heavy Lorry Route Partnership Agreement
298	Laurence	Todd		Policy	SLE.4	Improved Transport and Connections	There is not enough planning in terms of the use of local key roads to enable people to move around Banbury
298	Laurence	Todd		Policy	SLE.4	Improved Transport and Connections	The cost of the Banbury South East link road will be considerable
298	Laurence	Todd		Policy	SLE.4	Improved Transport and Connections	It is unrealistic that public transport will be used instead of cars
298	Laurence	Todd		Policy	SLE.4	Improved Transport and Connections	The congestion on Middleton Road will be significantly increased with the Canalside development
334	Alex	Wilson	Barton Willmore /A2 Dominion	Policy	SLE.4	Improved Transport and Connections	Support principle of Bicester South East relief road - is it deliverable?
382	Greg	Atkins	South Newington A361 Residents' Lobby	Policy	SLE.4	Improved Transport and Connections	Attached: SNARL A361 Report September 2012

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184	Phil	King	HS2 Ltd	Paragraph	B.80	High Speed Rail 2 - London to Birmingham	The paragraph contains inaccurate information about the role of the Secretary of State and implies that CDC will be a decision maker in relation to establishing the principle of the HS railway through Cherwell. The representation proposes minor amendments to the text.
132	Theresa	Goss	Adderbury Parish Council	Policy	SLE.5	High Speed rail 2- London to Birmingham	Supported
184	Phil	King	HS2 Ltd	Policy	SLE.5	High Speed Rail 2 - London to Birmingham	Policy contains inaccurate information. Delete policy or make minor amendments to the text.
330	Kiran	Williams	BNP Paribas Real Estate UK Ltd / Cawdor Capital Ltd	Paragraph	B.83	Introduction	Support para.
387	Kiran	Williams	BNP Paribas Real Estate UK Ltd / Trustees of Norman Collision Foundation	Paragraph	B.83	Introduction	Support approach outlined.
136	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Paragraph	B.85	Introduction	Land north of Hanwell Fields could accommodate more than 400 dwellings. The word 'about' should be added.
134	Theresa	Goss	Bloxham Parish Council	Paragraph	B.86	Introduction	Need to include the retention of 'Green Buffers' between villages
178	Andrew	Raven	Savills / Barwood Strategic Land LLP	Paragraph	B.86	Introduction	The phrase 'Urban Sprawl' is unclear. Does this refer to unplanned growth, high densities or settlement coalescence? Green Buffer should be removed.
303	Sarah Caroline	Turner		Paragraph	B.86	Introduction	Green Buffers need to be wide enough to be effective.
36	Reuben	Bellamy	CALA Homes Ltd	Paragraph	B.89	Policy BSC.1 District Wide Housing Provision	Paragraph B.89 underplays NPPF housing provision. Local Plan should proactively identify housing need.
156	Miranda	Rogers	Stansgate Planning / P S Coles Will Trust	Paragraph	B.89	Policy BSC.1 District Wide Housing Provision	South East Plan RSS set to be revoked by Government. NPPF requires new housing targets to be base on most up to date household and population projections in 2010 & 2008. Further consultation required.
157	Sian	Holland	Stansgate Planning / Brasenose College	Paragraph	B.89	Policy BSC.1 District Wide Housing Provision	South East Plan RSS set to be revoked by Government. NPPF requires new housing targets to be base on most up to date household and population projections in 2010 & 2008. Further consultation required.

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161	Andrew	Hornsby-Smith		Paragraph	B.89	Policy BSC.1: District Wide Housing Distribution	Housing target for Kidlington should be a minimum target & not a maximum target.
258	Trish	Redpath	Kidlington Parish Council	Paragraph	B.89	Policy BSC.1: District Wide Housing Distribution	Plan should seek a minimum total growth target of 13,400 dwellings reflecting RSS figure.
80	David	Coates	Kingerlee Homes	Paragraph	B.90	Policy BSC.1: District Wide Housing Distribution	Para B.89 - B.90 Delete first sentence and bullet point 3.
102	Sam	Croft	RPS Planning & Development / Banner Homes Ltd / Rowland Bratt	Paragraph	B.90	Policy BSC.1: District Wide Housing Distribution	No justification is given to the delay of Employment land in rural areas to the next DPD. Over reliance on large strategic sites. Prudent to allocate a mix of sites in urban and rural areas to ensure a variety of sites and balanced housing market. Introduce a 20% buffer to housing land supply. Re-word para 90.
156	Miranda	Rogers	Stansgate Planning / P S Coles Will Trust	Paragraph	B.90	Policy BSC.1 District Wide Housing Provision	Support extension of plan period - no justification for capping development at existing rate i.e. 670 dwg per annum. NPPF required updated assessment. Further consultation required.
157	Sian	Holland	Stansgate Planning / Brasenose College	Paragraph	B.90	Policy BSC.1 District Wide Housing Provision	Support extension of plan period - no justification for capping development at existing rate i.e. 670 dwg per annum. NPPF required updated assessment. Further consultation required.
168	Patricia	Jesson	Wroxton & Balscote Parish Council	Paragraph	B.90	Policy BSC 1. District Wide Housing Distribution	Has the SE Plan been revoked yet? How will it affect development plans?
178	Andrew	Raven	Savills / Barwood Strategic Land LLP	Paragraph	B.90	Policy BSC 1. District Wide Housing Distribution	Plan should be amended - once South East RSS is revoked the Council will update future housing requirements.
198	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	Paragraph	B.90	Policy BSC 1. District Wide Housing Distribution	See comment BSC.1 - Housing distribution should reflect RSS

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40	Geoff	Bolton	Berrys / Gleeson Developments Ltd	Paragraph	B.92	Policy BSC 1. District Wide Housing Distribution	The Plan does not contain contingency measures in the event that strategic housing sites do not come forward within the planned timescales. The deliverability of sites has not been supported by the required evidence and the Plan should not proceed without publishing a SHLAA update, Infrastructure Plan and a viability assessment and there should be then an opportunity for submitting representations. Have concerns with the deliverability/timescale of the following sites: Banbury 1, Banbury 2 and Banbury 4.
161	Andrew	Hornsby-Smith		Paragraph	B.92	Policy BSC 1. District Wide Housing Distribution	Remove from list. Conflicts with likely housing mix.
20	Peter	Atkin	Pegasus Group / Prudential Pensions Ltd	Policy	BSC.1	District wide housing distribution	The focus on the urban areas is not justified in the Plan.
20	Peter	Atkin	Pegasus Group / Prudential Pensions Ltd	Policy	BSC.1	District wide housing distribution	Growth is focused on to few large sites, such as NW Bicester, meaning that if there is a problem with delivery then this could cause a lack of housing supply. A more flexible approach should be taken allowing for a more diverse portfolio of sites.
20	Peter	Atkin	Pegasus Group / Prudential Pensions Ltd	Policy	BSC.1	District wide housing distribution	The number of dwellings allocated to Bicester should be reduced by 10%
20	Peter	Atkin	Pegasus Group / Prudential Pensions Ltd	Policy	BSC.1	District wide housing distribution	Supports the allocation of 14, 208 additional homes to be provided between 2011 and 2031.
36	Reuben	Bellamy	CALA Homes Ltd	Policy	BSC.1	District Wide Housing Provision	The Plan should incorporate flexibility - Over reliance at Banbury - 4,352 dwellings. Concern at windfall allowance at 1.150 units. RSS South East Plan put greater emphasis of housing at Bicester than Banbury. No specific housing figure allocated at Banbury. Over reliance on windfall. Should reflect historic provision by settlement. Past windfall sites on brownfield land - this now excludes garden land.

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36	Reuben	Bellamy	CALA Homes Ltd	Policy	BSC.1	District Wide Housing Provision	Local Plan should adopted locally derived housing figures. Failure to test higher housing figures. RSS South East Plan evidence is out of date and based on earlier household projections. Should rely on 2011 Census data. RSS South East Plan only plans for reasonable levels of housing and not to boost significantly as suggested by the NPPF. Housing target should be based on; population growth, the economy, military changes, labour force ratio, market factors, housing hold projections / demographics, infrastructure and flexibility.
42	John	Braithwaite	South Newington Parish Council	Policy	BSC.1	District Wide Housing Distribution	Support the reduced targets for housing development in rural villages
49	Kathryn	Brown	Stoke Lyne Parish Council	Policy	BSC.1	District Wide Housing Distribution	Unconvinced about the need for a massive (10,300) house- building programme. Why is such high proportion focussed on Bicester.
56	Steven	Brown	Woolf Bond Planning / Miller Strategic Land	Policy	BSC.1	District Wide Housing Distribution	No evidence of the Duty of Cooperation has been met. No up to date SHMA or SHLAA. Object to inclusion of Windfall sites - should allocate land to meet requirement. Not supported by evidence. No flexibility within the Plan. Plan target should consider Sub-National projections as well as the DCLG Household Projections expected December 2012. Plan is inflexible should 5-year housing land supply fall behind. Canalside development is undeliverable. Suggest reserve allocations approach - reinstate policy. 5-year housing land supply paper demonstrates a 3.1year supply of deliverable sites. Policy should be clear that sites for the rest of the District are to be allocated in a subsequent Site Allocation / Neighbourhood Plan.
57	Paul	Burrell	Pegasus Group / Dorchester Group	Policy	BSC.1	District Wide Housing Distribution	The Policy refers to Upper Heyford as the rest of the District which is inaccurate as it should be recognised as a significant brownfield site separately within the settlement hierarchy

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67	Gemma	Care	Barton Willmore / Bovis Homes	Policy	BSC.1	District Wide Housing Provision	Concern that the Plan relies on the South East Plan figures. Does not show flexibility or supported by an up to date, objective assessment. Accurate assessment of housing need is required.
72	Peter	Chambers	David Lock Associates	Policy	BSC.1	District Wide Housing Distribution	Residential development of 500 homes at Gavray Drive Bicester is supported. The site has planning permission. The housing trajectory indicates delivery over a 7 year period form 2014. Homes are capable of being delivered more quickly
73	Colin	Clark	Banbury and Cherwell Green Party	Policy	BSC.1	District Wide Housing Distribution	Plan should consider how housing needs and requirements are changing and not to simply rely on RSS figure of 13,400. Concern that housing allocations at Bicester and Banbury will out strip jobs. New housing should be based on needs assessment. Support affordable housing percentage. Digital connections support home working. Expectation that manufacturing will remain fixed. Citizens should not be digitally disadvantaged. More affordable housing in town centres. Support flats above shops. Flood risk should be considered - e.g. Spiceball.
75	Phil	Clark	Bloor Homes Ltd (South Midlands)	Policy	BSC.1	District Wide Housing Distribution	Should South East Plan be revoked during the Plan perpetration process the Council should have an up to date local evidence base.
106	Russell	Crow	Barton Willmore / Taylor Wimpey UK Ltd	Policy	BSC.1	District Wide Housing Distribution	No evidence is provided to demonstrate that South East Plan target is sufficient to meet future requirements. SHMA 2012 has not been supplied. Plan does not acknowledge recent evidence on demographic change and mitigation through ONS and CLG population and household projections. Plan does not consider the economic aspirations of the District in setting their housing target and lack of correlation between number of jobs and increase in working age population. Net result will be an increase in commuting. Council should re-consult once evidence base is up to date. Council should reassess housing need. Detailed analysis attached.
106	Russell	Crow	Barton Willmore / Taylor Wimpey UK Ltd	Policy	BSC.1	District Wide Housing Distribution	Site analysis of Cropredy, Fritwell, Hook Norton, Sibford Gower / Ferris and Steeple Aston demonstrates issues with growth at these settlement.

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128	Robert	Gardner		Policy	BSC.1	District Wide Housing Distribution	Support strategy of focused growth at the main towns.
132	Theresa	Goss	Adderbury Parish Council	Policy	BSC.1	District Wide Housing Distribution	Supported. The rural villages are maintained as rural areas and not allowed to coalesce into larger conurbations
136	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Policy	BSC.1	District Wide Housing Distribution	Supports the growth identified for Banbury and the identification of land north of Hanwell Fields.
136	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Policy	BSC.1	District wide housing distribution	Objects to the reduced growth at Banbury as this is inconsistent with the NPPF and the South East Plan. The Plan period has been extended meaning the annual rate of delivery is lower at Banbury. Banbury is the largest town in the District with the capacity to accommodate more growth. The growth at Banbury should be increased to meet market and local needs and boost housing delivery. The growth figure for Banbury should be pre-fixed with the word 'about'.
156	Miranda	Rogers	Stansgate Planning / P S Coles Will Trust	Policy	BSC.1	District Wide Housing Provision	No justification for housing numbers beyond Plan period or distribution of growth between Bicester, Banbury & Rest of the District. No assessment of windfall provision. SHLAA has not been published. Background paper required to consider number of completions, under construction, planning permission granted, SHLAA sites, Windfall anticipated. Detailed justification for split between towns. Greater provision in the rest of the district. Further consultation required.
157	Sian	Holland	Stansgate Planning / Brasenose College	Policy	BSC.1	District Wide Housing Provision	No justification for housing numbers beyond Plan period or distribution of growth between Bicester, Banbury & Rest of the District. No assessment of windfall provision. SHLAA has not been published. Background paper required to consider number of completions, under construction, planning permission granted, SHLAA sites, Windfall anticipated. Detailed justification for split between towns. Greater provision in the rest of the district. Further consultation required.
158	Chris	Hone	CPRE Banbury District	Policy	BSC.1	District Wide Housing Provision	The removal of reserve sites in the plan is welcomed; this will increase certainty of delivery on the sites allocated.

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167	K W	Janes		Policy	BSC.1	District Wide Housing Distribution	Supports the Plan in terms of growth being focussed on Bicester and Banbury
173	Alasdair	Jones	Marrons / Hallam Land Management	Policy	BSC.1	District Wide Housing Distribution	Overall housing growth should be based on the most up to date household projects and evidence within a Strategic Housing Market Assessment. Calculate that the Plan target should be raised to 20.560 dpa 2006-2031. Equating to 900 net dpa for the remainder of the Plan period 2011 - 2031.
173	Alasdair	Jones	Marrons / Hallam Land Management	Policy	BSC.1	District Wide Housing Distribution	Policy BSC.1 is inconsistent with South East RSS Policies H1, CO3 & AOSR1. Great emphasis of growth now at Bicester. Redistribution strategy proposed at higher and lower growth levels. Windfall should not be included within figures. Plan should deliver 6,160 new homes at Banbury between 2011 - 2031.
174	Chloe	Jones	Boyer Planning	Policy	BSC.1	District Wide Housing Distribution	Support overall Housing Strategy. If South East Plan is revoked before Plan adoption an up-to-date evidence base will be required.
174	Chloe	Jones	Boyer Planning	Policy	BSC.1	District Wide Housing Distribution	Support proposed distribution of growth and the greatest proportion of growth at Banbury & Bicester. This approach is considered consistent with the South East Plan. Support strategic sites approach.
178	Andrew	Raven	Savills / Barwood Strategic Land LLP	Policy	BSC.1	District Wide Housing Distribution	Plan should address imbalance of housing growth between Bicester & Banbury.
189	David	Keene	David Lock Associates / Gallagher Estates	Policy	BSC.1	District Wide Housing Distribution	SHMA 2008 indicates a household change of +27,000 a higher level of growth than the South East Plan or earlier CLG projections. Level of housing provision should be increased.
198	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	Policy	BSC.1	District Wide Housing Distribution	Support approach of 670 dpa beyond Plan period. Object to housing split at Banbury as does not represent RSS approach to central Oxfordshire and North Cherwell. Councils approach to growth at Banbury is unclear. Greater emphasis of growth should be at Banbury.

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198	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	Policy	BCS1	District Wide Housing Distribution	Growth to the South benefit from; well connected to employment, shopping and community facilities. Halcrow Landscape report notes - area is a permeable edge and a sustainable location. Halcrow transport report para 6.4.4 notes - the south of Banbury has good permeability. Located in the least sensitive location in respect of landscape terms. The south is located on a broad plateau and not limited by a ridge line that would not increase visibility. Would be able to deliver a new cricket pitch securing a green separation between Banbury & Bodicote to the West of White Post Road.
226	Sinéad	Morrissey	Rapleys LLP / Bedworth Trading Ltd	Policy	BSC.1	District Wide Housing Distribution	Support Policy in principle the proposed housing distribution.
226	Sinéad	Morrissey	Rapleys LLP / Bedworth Trading Ltd	Policy	BSC.1	District Wide Housing Distribution	Support district wide housing distribution in principal however object to overall housing provision for the district 16,750 dwg to 2031. District Council is lacking a locally derived housing requirement. Analysis of social-economic, demographic and unmet housing need suggests a higher target. Evidence base for South East RSS has been superseded and latest housing projections indicate a significant increase. 2008 based household projections suggest an increase of 20,000 new households over the plan period (800 per annum). Total district completions between 2001 - 2011 equates to 5,664 dwg, household size of 1.78. An indication of the trend towards decreasing household size and the development of smaller dwellings in the District.
226	Sinéad	Morrissey	Rapleys LLP / Bedworth Trading Ltd	Policy	BSC.1	District Wide Housing Distribution	Greater emphasis towards larger dwg for families. Draft SHMA & Housing Needs Estimates identify significant latent housing demand 831 dwg & 7962 dwg and 'concealed' households. Increase District housing requirement & Banbury requirement. This would also address the level of net-in commuting into the town providing a better balance of houses and jobs. Suggest housing target of 20,000 or 800 dwg per annum. Banbury target too be increased by 1,100.

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226	Sinéad	Morrissey	Rapleys LLP / Bedworth Trading Ltd	Policy	BSC.1	District Wide Housing Distribution	No objection in principle to district wide housing distribution.
227	Louise	Morton	Quadrant Town Planning Ltd	Policy	BSC.1	District wide housing distribution	There is uncertainty over whether the large urban extensions can be delivered so more development should be allocated elsewhere
231	Steven	Neal	Boyer Planning / Redrow Homes & Wates Developments	Policy	BSC.1	District Wide Housing Distribution	Support rate of growth. Revocation of South East Plan could however happen at any time. In this instance up to date evidence will be required.
231	Steven	Neal	Boyer Planning / Redrow Homes & Wates Developments	Policy	BSC.1	District Wide Housing Distribution	Support proposed distribution of housing set out in the Plan with the focus of growth at Banbury & Bicester.
237	Wayne	Neale		Policy	BSC.1	District Wide Housing Provision	Growth proposed at Banbury is satisfied by existing approved schemes.
237	Wayne	Neale		Policy	BSC.1	District Wide Housing Provision	Unclear why West of Warwick Road removed as an allocation.
237	Wayne	Neale		Policy	BSC.1	District Wide Housing Provision	Better sites exist - West of Warwick Road, Kraft, Old Alcan & Bankside, land adjoin Banbury 3
238	Cathleen	Nunn		Policy	BSC.1	District Wide Housing Provision	Housing numbers are over inflated.
242	Jane	Olds	Caversfield Parish Council	Policy	BSC1	District Wide Housing Distribution	Supports the overall principle so long as the principles in both areas are adhered to.
244	Robin	Parker		Policy	BSC1	District wide housing distribution	There are other areas that could be developed that are within the town limits or next to existing industrial areas which would avoid spoiling rural communities.
246	Jonathan	Porter	Barton Willmore / Archstone Land	Policy	BSC.1	District Wide Housing Distribution	Housing numbers should be based on objectively assessed needs for Market and Affordable Housing.
248	Jonathan	Porter	Barton Willmore / Archstone Land	Policy	BSC.1	District Wide Housing Distribution	Housing numbers should be based on objectively assessed needs for Market and Affordable Housing.
274	Tom	Smailes	Kemp & Kemp / Leda Properties	Policy	BSC.1	District Wide Housing provision	Object to the inclusion of windfall sites within housing target as undeliverable. In particular the low delivery at Bicester.

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279	Martin	Small	English Heritage	Policy	BSC.1	District Wide Housing Distribution	Bicester 12 is proposed immediately adjacent to the scheduled monument of Wretchwick Deserted Medieval Settlement and may cause significant harm to its significance contrary to NPPF paragraphs 126 and 132. EH seeks the revision of the proposed development area which may affect the total number of houses given for Bicester in Policy BSC1. Need to identify the extent of the setting where no development should be permitted to be consistent with NPPF paragraph 157.
289	Chris	Still	Gladman Developments Ltd	Policy	BSC.1	District Wide Housing Distribution	Object to proposed housing target of 670dpa on the basis that latest demographic evidence suggests at least 850dpa will be needed to provide for household formation rates. Economic evidence suggests around 340-480 dpa will be needed to house the expected growth in the areas employment base and that this estimate does not take into account new workers to replace retired workers. The 2007 SHMA suggests between 611-744 dpa are needed to meet demand for affordable housing . Other issues include; loss of economic growth potential, deterrence of future business investment, increasing house prices, increased over crowding & displacement of future jobs. Clawing back out commuters, attracting in-commuting, increasing workforce participation among older workers, attracting a younger resident workforce and increase housing supply. Additional 8,000 to 11,300 jobs could be created by 2031.
289	Chris	Still	Gladman Developments Ltd	Policy	BSC.1	District Wide Housing Distribution	Object to target, should be a minimum figure. The rest of the district figure should be qualified - i.e. next to villages. Policy should introduce flexibility so that priority is given to overall Plan target. Object to reference to windfall in Policy. Amendment supplied.
293	Oliver	Taylor	Framptons / The Banbury AAT Academy	Policy	BSC.1	District Wide Housing Distribution	Support policy and allowance for 1,150 windfall. Consider Council's Strategy is too focused on Strategic Allocations. Concern regarding delivery. Figure should be minimum and not maximum.
325	Antony	Watts	Hanwell Fields Development Action Group	Policy	BSC.1	District Wide Housing Distribution	Object. Figures over inflated.

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325	Antony	Watts	Hanwell Fields Development Action Group	Policy	BSC.1	District Wide Housing Distribution	Disagree with need calculation. No requirement for additional sites beyond Bankside & Canalside.
325	Antony	Watts	Hanwell Fields Development Action Group	Policy	BSC.1	District Wide Housing Distribution	Coalition Government has introduced a series of housing support reforms. Cherwell District Council is failing to finance.
325	Antony	Watts	Hanwell Fields Development Action Group	Policy	BSC.1	District Wide Housing Distribution	No Market needs forecast, key approved sites not in Plan, fixed 25 years not 5 year annual up date, no 5 year plan for deliverable houses, no competition for land, no implementation strategy, finance is the key, no allowance for windfall.
334	Alex	Wilson	Barton Willmore /A2 Dominion	Policy	BSC.1	District Wide Housing Distribution	Reliance on the South East Plan housing targets lacks flexibility to respond to the revocation of RSS. Council should supplement with an up to date assessment of need. Report on need attached.
342	Helen	Lease	RPS / Thames Valley Police	Policy	BSC.1	District Wide Housing Distribution	Plan does not have an up-to date evidence base as neither SHMA or SHLAA has been published. No evidence to justify extension of South East Plan target by 5 years. Windfall allowance is unjustified. Query inclusion of Gavray Drive.
75	Phil	Clark	Bloor Homes Ltd (South Midlands)	Paragraph	B.99	Policy BSC.2: The Effective and Efficient Use of Land - Brownfield Land & Housing Density	Flexibility is noted in Paragraph B.99 and should be added to policy BSC.2. Alternative wording supplied.
132	Theresa	Goss	Adderbury Parish Council	Paragraph	B.100	Policy BSC.2: The Effective and Efficient Use of Land - Brownfield Land & Housing Density	Support development on previously developed sites over undeveloped sites. Add: The use of undeveloped land will only be considered after demonstration that previously developed sites are inappropriate'

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134	Theresa	Goss	Bloxham Parish Council	Paragraph	B.100	Policy BSC.2: The Effective and Efficient Use of Land - Brownfield Land & Housing Density	Replace 'generally' by 'always'.
75	Phil	Clark	Bloor Homes Ltd (South Midlands)	Policy	BSC.2	The Effective and Efficient Use of Land - Brownfield Land & Housing Density	Support approach - note overall level of growth directed towards rural areas needs to meet the local needs.
75	Phil	Clark	Bloor Homes Ltd (South Midlands)	Policy	BSC.2	The Effective and Efficient Use of Land - Brownfield Land & Housing Density	Support release of Green field sites early in the Plan period. 30% Brownfield target is too prescriptive; regard should be had for character, landscape & townscape.
102	Sam	Croft	RPS Planning & Development / Banner Homes Ltd / Rowland Bratt	Policy	BSC.2	The Effective and Efficient Use of Land - Brownfield land and housing Density	Re-word.
106	Russell	Crow	Barton Willmore / Taylor Wimpey UK Ltd	Policy	BSC.2	The Effective and Efficient Use of Land - Brownfield land and housing density	Unclear weight to be afforded between efficient use of land and character and appearance. Unclear if 30% applies to gross site area or developable area? Amendment to text supplied. Remove specific mention of 30% target unless evidence is supplied.

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132	Theresa	Goss	Adderbury Parish Council	Policy	BSC2	The Effective and Efficient use of Land - Brownfield Land and Housing Density	Supported
134	Theresa	Goss	Bloxham Parish Council	Policy	BSC2	Effective and efficient use of Land - Brownfield Land and Housing Density	Should have the qualification: 'unless individual circumstances indicate a lower number'
134	Theresa	Goss	Bloxham Parish Council	Policy	BSC2	The Effective and Efficient use of Land - Brownfield Land and Housing Density	Agree
136	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Policy	BSC.2	The Effective and Efficient use of Land - Brownfield Land and Housing Density	Support 40% target - concern with PDL land in respect of delivery.
161	Andrew	Hornsby-Smith		Policy	BSC.2	The Effective and Efficient Use of Land - Brownfield Land and Housing Density	Policy BSC 2 seeks 30dwg a ha, should be modified to ensure that in sustainable locations a higher housing density will be expected.

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173	Alasdair	Jones	Marrons / Hallam Land Management	Policy	BSC.2	The Effective & Efficient Use of Land - Brownfield land and Housing Density	Policy BSC.2 should reflect Paragraph B.99 by recognising individual circumstances on design density.
174	Chloe	Jones	Boyer Planning	Policy	BSC.2	The Effective & Efficient Use of Land - Brownfield land and Housing Density	Support the use of Greenfield sites to meet housing need. Requirement for housing at a density of at least 30% is considered to be prescriptive. Wording supplied.
258	Trish	Redpath	Kidlington Parish Council	Policy	BSC.2	The Effective and efficient use of land - Brownfield Land and Housing Density	Expect higher densities in sustainable locations
264	Daniel	Round	OCC - Ecology	Policy	BSC.2	The Effective and Efficient Use of Land - Brownfield Land and Housing Density	Policy should not assume Brownfield land is less diverse than Greenfield land.
287	Jennifer	Spear	Ambrosden Parish Council	Policy	BSC.2	Effective Use of Land - Brownfield Land and Housing Density	Object to building not less than 30 dph. Does not reflect character of the area. Density may not be appropriate on the edge of villages or infill developments within policies. Amend policy to reflect character of the area and Policy ESD.16.

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289	Chris	Still	Gladman Developments Ltd	Policy	BSC.2	The Effective and Efficient Use of Land - Brownfield land and Housing Density	Object to Phasing policy - with the exception of where it relates to key infrastructure.
299	Bruce	Tremayne	CPRE Bicester District	Policy	BSC.2	The Effective and Efficient Use of Land - Brownfield Land and Housing Density	PDL target of 40% is not very ambitious. Support a sequential approach.
325	Antony	Watts	Hanwell Fields Development Action Group	Policy	BSC.2	The Effective and Efficient Use of Land - Brownfield Land and Housing Density	Insufficient brownfield target at Banbury. Most sites are on Greenfield land.
36	Reuben	Bellamy	CALA Homes Ltd	Paragraph	B.102	Policy BSC.3 Affordable Housing	Proposed plan target does not meet affordable housing need as set out in the SHMA. Under supply of housing identified.
75	Phil	Clark	Bloor Homes Ltd (South Midlands)	Paragraph	B.102	Policy BSC.3: Affordable Housing	Little justification for tenure split 30/70%. Consider on a case by case basis. Lack of flexibility.
20	Peter	Atkin	Pegasus Group / Prudential Pensions Ltd	Policy	BSC.3	Affordable Housing	Supports the requirement for affordable housing to be provided
20	Peter	Atkin	Pegasus Group / Prudential Pensions Ltd	Policy	BSC.3	Affordable Housing	There is no evidence to require a higher proportion of affordable homes in the rural areas
20	Peter	Atkin	Pegasus Group / Prudential Pensions Ltd	Policy	BSC.3	Affordable Housing	Considering the increasing amount of infrastructure that is being asked for by the LPA for development sites the affordable housing requirement is to onerous effecting viability.
20	Peter	Atkin	Pegasus Group / Prudential Pensions Ltd	Policy	BSC.3	Affordable Housing	Local Plans should be deliverable and individual site circumstances should be taken into account
36	Reuben	Bellamy	CALA Homes Ltd	Policy	BSC.3	Affordable Housing	Affordable housing should only be requested where the scheme is viable and deliverable.

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42	John	Braithwaite	South Newington Parish Council	Policy	BSC.3	Affordable Housing	Support policies to improve affordability of housing and provide social rented and intermediate housing to meet identified needs including availability of housing in rural areas.
57	Paul	Burrell	Pegasus Group / Dorchester Group	Policy	BSC.3	Affordable Housing	There has been no publication of the updated SHMA 2012 referred to in the document
57	Paul	Burrell	Pegasus Group / Dorchester Group	Policy	BSC.3	Affordable Housing	There has been no publication of the affordable housing viability study
57	Paul	Burrell	Pegasus Group / Dorchester Group	Policy	BSC.3	Affordable Housing	The policy is not justified as there is no published evidence which takes account of the NPPF
57	Paul	Burrell	Pegasus Group / Dorchester Group	Policy	BSC.3	Affordable Housing	The Plan does not take account of the Local Housing Delivery Group chaired by Sir John Harmon in terms of Plans being deliverable. It should not require such a scale of obligations on sites that means they are undeliverable. There should be a more flexible approach to affordable housing provision.
57	Paul	Burrell	Pegasus Group / Dorchester Group	Policy	BSC.3	Affordable Housing	There is no evidence to support the Plan which allows for 35% of housing to be affordable in the rural areas.
67	Gemma	Care	Barton Willmore / Bovis Homes	Policy	BSC.3	Affordable Housing	Support general approach. Policy should be based on up to date evidence base. Support flexibility in Policy and reference to viability.
75	Phil	Clark	Bloor Homes Ltd (South Midlands)	Policy	BSC.3	Affordable Housing	Support general approach to affordable housing however lack of clarity within first paragraph. Replace maximum with up to.
77	David	Coates	Kingerlee Homes	Policy	BSC3	Affordable Housing	Policy BSC.3 should refer to 'net' housing & not 'gross'. Delete first sentence and 'otherwise'.
106	Russell	Crow	Barton Willmore / Taylor Wimpey UK Ltd	Policy	BSC.3	Affordable Housing	Updates to SHMA & Affordable Housing Viability study have not been made publically available. Policy should be flexible to reflect site circumstances. Council should re-consult on new evidence.
112	Keith	Dixon	Launton Parish Council	Policy	BSC3	Affordable Housing	The 35% affordable housing requirement will not be effective as it will just prevent smaller housing schemes
112	Keith	Dixon	Launton Parish Council	Policy	BSC.3	Affordable Housing	Supports the affordable housing exception policy
113	Julia	Edwards	Corylus Ltd	Policy	BSC3	Affordable Housing	The Council should work with the Parish Council to determine affordable housing need
132	Theresa	Goss	Adderbury Parish Council	Policy	BSC3	Affordable Housing	5th para appear to lack justification, in a rural area where a large or rural occupation dwelling is proposed on a substantial piece of land.

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132	Theresa	Goss	Adderbury Parish Council	Policy	BSC3	Affordable Housing	4th para appear to lack justification, in a rural area where a large or rural occupation dwelling is proposed on a substantial piece of land.
132	Theresa	Goss	Adderbury Parish Council	Policy	BSC3	Affordable Housing	Supported - Subject to comments under soundness and legality
134	Theresa	Goss	Bloxham Parish Council	Policy	BSC3	Affordable Housing	4th para. In rural areas where there are 3 or less dwellings it would make sense to stipulate that the dwelling would be suitable for shared ownership only.
134	Theresa	Goss	Bloxham Parish Council	Policy	BSC3	Affordable Housing	Policy does not show the transport strategy or water supply to work in harmony with the indication to allocate 35% of affordable housing into villages.
136	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Policy	BSC3	Affordable Housing	Object to the affordable housing requirement. There is no published evidence to support this and it does not take account of John Harmon's report or the NPPF. It is not take account of NPPF paras 47, 159, 173 and 174. A more flexible approach should be taken to the affordable housing percentages.
152	Andrew	Hickman	Middleton Stoney Parish Council	Policy	BSC 3	Affordable Housing	The threshold 1:3 or 35% will be unworkable. The previous threshold was 1:6 and it should remain at that level.
161	Andrew	Hornsby-Smith		Policy	BSC.3	Affordable Housing	Set Kidlington threshold to 3.
161	Andrew	Hornsby-Smith		Policy	BSC.3	Affordable Housing	Affordable Housing threshold for Kidlington should be lowered.
168	Patricia	Jesson	Wroxton & Balscote Parish Council	Policy	BSC.3	Affordable Housing	It must take into account additional overheads of travelling to employment in Banbury. The bus service does not provide such service for normal working hours; entertainment in Banbury would be very difficult without personal transport.
173	Alasdair	Jones	Marrons / Hallam Land Management	Policy	BSC.3	Affordable Housing	Delivery of 30% affordable housing should be subject to an assessment of viability. In addition a further clause should allow for off-site provision and / or equivalent financial contribution where appropriate. Wording supplied.
174	Chloe	Jones	Boyer Planning	Policy	BSC.3	Affordable Housing	Support 30% requirement. Dis-like term 'maximum' suggest 'up to'. Object to proposed social / affordable & intermediate split of 70 / 30 %. Should consider on a case by case basis.

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177	Vic	Keeble	Chesterton Parish Council	Policy	BSC.3	Affordable Housing	Policy should include 'departure sites' that provide opportunities for affordable housing alongside market housing - inline with NPPF. More provision should be made in villages for affordable housing to prevent young people leaving. Introduce a rural exception site policy.
178	Andrew	Raven	Savills / Barwood Strategic Land LLP	Policy	BSC.3	Affordable Housing	Remove requirement for charging applicants to pay for the Council's scrutiny of viability assessment. Remove high level of prescription from the policy as to the proportion of affordable housing.
193	Susan	Mackrell	Bicester Town Council	Policy	BSC.3	Affordable Housing	Concern that affordable housing threshold of 10 dwg will not prevent back garden and small brownfield development coming forward and not contributing to the delivery of affordable homes and open space.
226	Sinéad	Morrissey	Rapleys LLP / Bedworth Trading Ltd	Policy	BSC.3	Affordable Housing	Support principle of affordable housing including acknowledgement of viability. Consider each site should be considered on a case by case basis. Little justification for the proposed split of affordable housing.
231	Steven	Neal	Boyer Planning / Redrow Homes & Wates Developments	Policy	BSC.3	Affordable Housing	Support 30% requirement. Dis-like term 'maximum' suggest 'up to'. Object to proposed social / affordable & intermediate split of 70 / 30 %. Should consider on a case by case basis.
254	Mark	Recchia	Banbury Town Council	Policy	BSC.3	Affordable Housing	The 30% figure is supported. The district and Banbury are in need of more affordable housing.
258	Trish	Redpath	Kidlington Parish Council	Policy	BSC.3	Affordable Housing	Developments of 3 or more dwg should reach at least 35% housing delivery as affordable at Kidlington.
287	Jennifer	Spear	Ambrosden Parish Council	Policy	BSC.3	Affordable Housing	Requirement to provide 35% affordable housing on sites of 3 or more dwellings (gross) is not compatible with provision of self build schemes within rural areas. Policy is onerous and will impact on cost of serviced plots. Policy should be amended to encourage affordable self builds and serviced plots in rural areas. Not compatible with NPPF para 54. No evidence of cooperation with neighbouring local authorities to address settlements on the boarder of district boundaries. Definition of affordable housing should be extended to include subsidised low cost sale, entry level housing for sale, private rented accommodation & intermediate.
289	Chris	Still	Gladman Developments Ltd	Policy	BSC.3	Affordable Housing	Delete first paragraph and replace with minimum affordable housing target.

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304	Sarah Caroline	Turner		Policy	BSC 3	Affordable Housing	Concern that 35% affordable housing target in rural areas is not based on where people prefer to live. Target should be reduced accordingly.
324	Malcolm	Watt		Policy	BSC.3	Affordable Housing	Support Policy BSC3
334	Alex	Wilson	Barton Willmore /A2 Dominion	Policy	BSC.3	Affordable Housing	Support flexibility within policy to reflect viability constraints.
342	Helen	Lease	RPS / Thames Valley Police	Policy	BSC.3	Affordable Housing	Plan does not have an up-to date evidence base as neither SHMA or SHLAA has been published.
264	Daniel	Round	OCC - Strategic Planning Consultations	Paragraph	B.122	Policy BSC.4 Housing Mix	Mix should not inhibit viable development .
264	Daniel	Round	OCC - Strategic Planning Consultations	Paragraph	B.123	Policy BSC.4 Housing Mix	Support extra care housing.
81	David	Coates	Kingerlee Homes	Paragraph	B.125	Policy BSC.4: Housing Mix	Para B.125 - B.127 refer to 45 extra care dwellings. This assumes a 7% mix and a total minimum site capacity of 640 dwg.
189	David	Keene	David Lock Associates / Gallagher Estates	Paragraph	B.126	Policy BSC.4: Housing Mix	Requirement for 45 self contained extra care dwellings is not evidenced. Paragraph should be removed.
81	David	Coates	Kingerlee Homes	Paragraph	B.127	Policy BSC.4: Housing Mix	Para B.125 - B.127 refer to 45 extra care dwellings. This assumes a 7% mix and a total minimum site capacity of 640 dwg.
20	Peter	Atkin	Pegasus Group / Prudential Pensions Ltd	Policy	BSC.4	Housing Mix	The Policy is too prescriptive and should be deleted. There are many factors that will determine the housing mix on a particular site.
36	Reuben	Bellamy	CALA Homes Ltd	Policy	BSC.4	Housing Mix	Policy is too prescriptive and should be amended to reflect the NPPF and emphasis on market demand. Housing type should vary by specific location and reflect market demand and not district wide prescriptions. Policy should also take account of design and site viability.
56	Steven	Brown	Woolf Bond Planning / Miller Strategic Land	Policy	BSC.4	Housing Mix	Policy should be a guide only. Needs will change over time. Mix should be determined on a site by site basis, up to date SHMA & discussion with Housing Officer.
57	Paul	Burrell	Pegasus Group / Dorchester Group	Policy	BSC.4	Housing Mix	There is no evidence to support this mix of housing. The Policy could be prefixed with the word 'about'
57	Paul	Burrell	Pegasus Group / Dorchester Group	Policy	BSC.4	Housing Mix	The Policy does not take account of the John Harmon report or the NPPF.
67	Gemma	Care	Barton Willmore / Bovis Homes	Policy	BSC.4	Housing Mix	Policy not informed by an up to date assessment of population growth and infrastructure.

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75	Phil	Clark	Bloor Homes Ltd (South Midlands)	Policy	BSC.4	Housing Mix	Policy categories; shared. Up sizers etc. Is ambiguous, complex , rigid and ineffective and should be base on bed room numbers. Alternative Policy wording supplied. Remove reference to extra care facilities.
81	David	Coates	Kingerlee Homes	Policy	BSC.4	Housing Mix	Object to Policy BSC4 Housing Mix - should only apply to developments of circa 200+. Policy should only distinguish between 'Family Housing' & 'Other' types of accommodation.
106	Russell	Crow	Barton Willmore / Taylor Wimpey UK Ltd	Policy	BSC.4	Housing Mix	Update to SHMA has not been made publically available. Policy should be flexible to reflect site circumstances. Council should re-consult on new evidence. Separation of up sizing and downsizing is confusing. Does mix apply across the whole site? i.e. does policy apply to affordable and market housing.
132	Theresa	Goss	Adderbury Parish Council	Policy	BSC.4	Housing Mix	Supported
134	Theresa	Goss	Bloxham Parish Council	Policy	BSC.4	Housing Mix	For most downsizers a minimum of 2 bedrooms would be required. They may have family to stay or require a live-in carer.
136	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Policy	BSC.4	Housing mix	The approach to housing mix is too prescriptive and should be more flexible. There is no published evidence to support this. The NPPF states that Plans should be realistic and take account of viability and deliverability. The Policy should be pre-fixed with the word 'about'.
173	Alasdair	Jones	Marrons / Hallam Land Management	Policy	BSC.4	Housing Mix	Policy should be a guide to decision making and subject to discussions. Wording supplied.
174	Chloe	Jones	Boyer Planning	Policy	BSC.4	Housing Mix	Proposed policy is too complex. Should not reference extra care facilities. Wording supplied.
178	Andrew	Raven	Savills / Barwood Strategic Land LLP	Policy	BSC.4	Housing Mix	Policy is overly prescriptive - should be flexible and subject to assessments of need and demand.
189	David	Keene	David Lock Associates / Gallagher Estates	Policy	BSC.4	Housing Mix	Policy unduly prescriptive. Housing mix depends on location and character of site together with market conditions. Remove Policy.
194	James	Macnamara	The Astons and Heyford Ward	Policy	BSC.4	Housing Mix	Link to Housing Needs Assessment to strengthen the policy.

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226	Sinéad	Morrissey	Rapleys LLP / Bedworth Trading Ltd	Policy	BSC.4	Housing Mix	Policy is inconsistent with local market evidence. Policy is too prescriptive and should be much simpler, identifying the size of the units through its bed numbers and % split. Flexibility should be built into policy.
231	Steven	Neal	Boyer Planning / Redrow Homes & Wates Developments	Policy	BSC.4	Housing Mix	Proposed policy is too complex. Should not reference extra care facilities.
240	Ellen	O'Grady	Defence Infrastructure Organisation	Policy	BSC 4	Housing mix	BSC4 is unsound as it is unclear, lacking definition of key terms to the extent that it is ineffective and unjustified. It must be redrafted to include a clear mix of dwelling types, bedroom numbers, justified by an accessible SHMA.
264	Daniel	Round	OCC - Strategic Planning Consultations	Policy	BSC.4	Housing Mix	Policy does not define size of shared housing or up sizing in terms of bedrooms. Nor split between 1 or 2 beds. Policy is trying to match mix of new housing with mix of life stage of householder. Unenforceable.
264	Daniel	Round	OCC - Social & Communities Services	Policy	BSC.4	Housing Mix	Local Plan adequately refers to ECH including at Strategic Sites. Plan does not mention ageing population. OCC have identified a need for 120 units of special needs / disabled housing for adults by 2020. With similar requirement for the following ten years.
280	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	BSC.4	Housing Mix	A recent affordable housing development at Gosford means that it is considered that it has fulfilled its requirements
287	Jennifer	Spear	Ambrosden Parish Council	Policy	BSC.4	Housing Mix	Policy gives a District wide mix but does not allow for local variations. For example in Ambrosden a military settlement the housing mix is very uniform. The need is for larger housing.
289	Chris	Still	Gladman Developments Ltd	Policy	BSC.4	Housing Mix	Object - Policy should be much more general and should relate to the provision of a mix of market housing and affordable housing that meets the needs in each locality and has regards to the location of each settlement. Section could also consider windfalls.

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334	Alex	Wilson	Barton Willmore /A2 Dominion	Policy	BSC.4	Housing Mix	SHMA does not include an up to date assessment of population growth and structure. Policy not founded on a robust evidence base. Policy should have regard to local circumstances and character of the site. To distinguish between occupiers rather than downsizers is confused. Housing mix should be applied across the whole scheme and not just private sale. No monitoring of policy has occurred to date.
342	Helen	Lease	RPS / Thames Valley Police	Policy	BSC.4	Housing Mix	Plan does not have an up-to date evidence base as neither SHMA or SHLAA has been published.
132	Theresa	Goss	Adderbury Parish Council	Policy	BSC.5	Area Renewal	Supported
134	Theresa	Goss	Bloxham Parish Council	Policy	BSC.5	Area Renewal	Agree
254	Mark	Recchia	Banbury Town Council	Policy	BSC.5	Area Renewal	Keen to support policies seeking to secure area renewal in furtherance of the aims of the Brighter Futures in Banbury project, of which the Town Council is an active partner.
132	Theresa	Goss	Adderbury Parish Council	Policy	BSC.6	Travelling Communities	Supported- Unless sites are not sensitively located and effectively managed there will be strong opposition from large areas of affected settlements
134	Theresa	Goss	Bloxham Parish Council	Policy	BSC.6	Travelling Communities	Agree
194	James	Macnamara	The Astons and Heyford Ward	Policy	BSC.6	Travelling Communities	Should not treat Travellers as a homogeneous group as this may influence the practicalities of providing sites.
205	Jack	Moeran	Environment Agency	Policy	BSC.6	Travelling Communities	Welcome this policy and advises that 'areas of flood risk' are to include Flood Zone 2 and 3 in line with NPPF.
254	Mark	Recchia	Banbury Town Council	Policy	BSC.6	Travelling Communities	The existing site in Banbury is within Canalside and an alternative as well as additional provision will be needed. Would like to see the site at Bloxham expanded. Would like to note that the site in Banbury has not necessarily been used for traditional gypsies or show people. We would be concerned if additional sites were places at the edge of Banbury, they could well be in the way of future development if the town.
264	Daniel	Round	OCC - Highways and Transport	Policy	BSC.6	Travelling Communities	Should consider proximity to public transport services.

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279	Martin	Small	English Heritage	Policy	BSC.6	Travelling Communities	EH supports the inclusion of a criterion requiring consideration of potential harm to the historic and natural environment when assessing the suitability of sites for gypsies, travellers and travelling show people.
280	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	SLE.4	Improved Transport and Connections	The proposal for a new station at Water Eaton is not disputed but it is queried about the amount of traffic which is likely to be created on the County road network
280	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	BSC.6	Travelling Communities	The Parish Council believe that the travelling community are adequately provided for in this part of Cherwell due to recent planning permissions in the Green Belt and the Parish Council will object to any further developments
305	Sarah Caroline	Turner		Policy	BSC 6	Travelling Communities	Policy should exclude traveller pitches within the Green Buffer. Wording supplied.
342	Helen	Lease	RPS / Thames Valley Police	Policy	BSC.6	Travelling Communities	Plan does not have an up-to-date evidence base - GTAA has not yet been published.
136	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Paragraph	B.142	Meeting Educational Needs	Objects to this paragraph concerning the draft Planning Obligations SPD. They state that the SPD should be compatible with likely economic viability of the associated Local Plan proposals. The SPD should reflect the need for the assessment of viability to be iterative and relevant draft policies must be based on assumptions which are agreed with local partners. An SPD concerning Planning Obligations should be prepared so that it can demonstrate its capacity to provide viable solutions over time reflecting the local geography and economy.
194	James	Macnamara	The Astons and Heyford Ward	Paragraph	B.142	Policy BSC.7: Meeting Education Needs	Officer commitment to the county School Organisation Stakeholder Group has not, to date, been forthcoming.
47	David	Brooks		Policy	BSC.7	Meeting Education Needs	Object to paragraph B.142 suggest reference should be made to the redevelopment of Blessed George Napier School as a suitable development site. Plan should include a strategic allocation for Secondary Education at Banbury, suggested site in the South-west quadrant.

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63	Peter	Burrows	Adderbury Conservation Action Group	Policy	BSC 7	Meeting Education Needs	Christopher Rawlings school Adderbury is close to capacity and expansion is constrained by the size of the site. The school should be relocated near to the centre of the village. Bussing children out to other nearby schools is not acceptable.
132	Theresa	Goss	Adderbury Parish Council	Policy	BSC7	Meeting Education Needs	Growth will increase education needs and some villages may need to relocate their school to allow for increased demand. Will financial planning allow for this need?
132	Theresa	Goss	Adderbury Parish Council	Policy	BSC7	Meeting educational Needs	Supported - Subject to comments under soundness
134	Theresa	Goss	Bloxham Parish Council	Policy	BSC7	Meeting Education Needs	Policy needs to take into account what the future provision would be. Space needs to be sought to expand the school footprint and lower the class number.
194	James	Macnamara	The Astons and Heyford Ward	Policy	BSC 7	Meeting Education Needs	Needs stronger support of the necessary up-skilling of the District. Include supporting Warriner 6th form, Upper Heyford Free School and improving secondary education to an acceptable level in Bicester.
264	Daniel	Round	OCC - Strategic Planning Consultations	Policy	BSC..7	Meeting Education Needs	OCC has a statutory duty to ensure a sufficiency of school places.
264	Daniel	Round	OCC - Education & early Intervention Services	Policy	BSC.7	Meeting Education Needs	Very brief.
264	Daniel	Round	OCC - Highways and Transport	Policy	BSC.7	Meeting Education Needs	Sustainable travel and health and well-being.
293	Oliver	Taylor	Framptons / The Banbury AAT Academy	Policy	BSC.7	Meeting Education Needs	Policy fails to acknowledge 'the need to create, expand or alter schools'.
334	Alex	Wilson	Barton Willmore /A2 Dominion	Policy	BSC.7	Meeting Education Needs	Requirement for robust assessment of population structure and housing supply. For example to determine appropriate school provision.
65	Tim	Byrne	Jones Lang LaSalle / Horton General Hospital	Paragraph	B.147	Policy BSC.8: Securing Health and Well-Being	Agree with statement 'The Health Sector is currently undergoing radical change' although suggest this underplays financial and economic pressures.

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65	Tim	Byrne	Jones Lang LaSalle / Horton General Hospital	Paragraph	B.147	Policy BSC.8: Securing Health and Well-Being	Support statement Council will continue to work closely with the healthcare provider, partners and the NHS across its delivery bodies.
65	Tim	Byrne	Jones Lang LaSalle / Horton General Hospital	Policy	BSC.8	Securing Health and Well-Being	Policy consistent with NPPF.
132	Theresa	Goss	Adderbury Parish Council	Policy	BSC8	Securing Health and Wellbeing	Supported
134	Theresa	Goss	Bloxham Parish Council	Policy	BSC8	Securing Health and Wellbeing	Agree
168	Patricia	Jesson	Wroxton & Balscote Parish Council	Policy	BSC.8	Securing Health and Well-Being	There is no reference to consider the extra provision and upgrading to be made by the Horton Hospital to accommodate the influx of population in the Banbury area.
342	Helen	Lease	RPS / Thames Valley Police	Policy	BSC.8	Securing Health and Well-being	Policy is a statement of intent and not fit for purpose. Policy should be widened to comply with Section 8 of the NPPF. Combine Policies BSC.7, 8 & 9.
34	Carmelle	Bell	Thames Water	Policy	BSC.9	Public Services and Utilities	Whilst supporting the inclusion of this policy, do not consider it effective. It should be amended to require the successful delivery of all types of development sites and not just strategic sites.
132	Theresa	Goss	Adderbury Parish Council	Policy	BSC.9	Public Services and Utilities	Supported
194	James	Macnamara	The Astons and Heyford Ward	Policy	BSC 9	Public Services and Utilities	Needs to be more specific in rejecting inadequate waste developments in unsustainable locations.
264	Daniel	Round	OCC - Strategic Planning Consultations	Policy	BSC.9	Public Services and Utilities	OCC will work with the District to identify impacts of new development on demand for Council providing services and new improvements.
8	Vicky	Aston		Paragraph	B.159	Policy BSC.10: Open Space , Outdoor Sport and Recreation	Support underlining evidence base PPG17 assessment and Playing Pitch Strategy note that these documents are four years old and would suggest that they are updated.

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9	Vicky	Aston		Paragraph	B.160	Policy BSC.10: Open Space , Outdoor Sport and Recreation	Support Councils intention to resist the loss of open space, outdoor sport and recreation provision. Suggest text is more closely aligned with NPPF paragraph 74. (Suggested text supplied)
239	Nicole	O'Donnell	Oxfordshire Playing Fields Orgainsation	Paragraph	B.160	Policy BSC.10 : Open Space, Outdoor Sport and Recreation Provision	Support.
162	Andrew	Hornsby-Smith		Paragraph	B.162	Policy BSC.10 Open Space, Outdoor Sport and Recreation Provision	Refer to Kidlington Masterplan.
258	Trish	Redpath	Kidlington Parish Council	Paragraph	B.162	Policy BSC10. Open Space, Outdoor Sport and Recreation Provision	Support Kidlington Masterplan.
168	Patricia	Jesson	Wroxton & Balscote Parish Council	Paragraph	B.163	Open Space, Outdoor Sport and Recreation Provision	Will sports facilities, present and proposed meet the lack of sports facilities in Banbury?
16	Vicky	Aston		Policy	BSC.10	Open Space, Outdoor Sport and Recreation Provision	Support commitment to protect existing sports facilities and planning for new development in Policy BSC10.

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73	Colin	Clark	Banbury and Cherwell Green Party	Policy	BSC.10	Public Open space, Outdoor Sport and Recreation Provision	Support new libraries at Banbury & Bicester. Concern that no theatre is planned for Banbury. Support general principals determining improvements in recreational provision including close working partnerships. Concern at the lack of post Olympic Legacy. Village and community halls inadequate size for indoor sport. PPG17 assessment states this is a priority.
132	Theresa	Goss	Adderbury Parish Council	Policy	BSC.10	Open Spaces, Outdoor and recreation provision	Supported
136	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Policy	BSC.10	Open Space, Outdoor Sport and Recreation Provision	Same comments as to para B.142
168	Patricia	Jesson	Wroxton & Balscote Parish Council	Policy	BSC.10	Open Space, Outdoor Sport and Recreation Provision	Will sports facilities, present and proposed meet the lack of sports facilities in Banbury?
175	Gareth	Jones		Policy	BSC.10	Open Space, Sport and Recreation Provision	The plan is seeking to address deficiencies for indoor sport and recreation. Future facilities need to meet the challenges of population growth, expectation and demand pressures. The representation details the specific need of facilities for a number of sports.
178	Andrew	Raven	Savills / Barwood Strategic Land LLP	Policy	BSC.10	Open Space, Outdoor Sport and Recreation Provision	Approach is overly prescriptive - remove detail and include within SPD.
198	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	Policy	BSC.10	Open Space, Outdoor sport and Recreation Provision	Support policy approach but further clarity needed to explain how open space, sports and recreation will be secured. Considered undeliverable.

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239	Nicole	O'Donnell	Oxfordshire Playing Fields Orgainsation	Policy	BSC.10	Open Space, Outdoor Sport and Recreation Provision	Support.
254	Mark	Recchia	Banbury Town Council	Policy	BSC10	Open Space, Outdoor Sport and Recreation Provision	Whilst the aims are supported, the TC feels that an earlier involvement in securing appropriate provision through the development process to meet deficiencies is essential. Outdoor sports provision needs adequate changing facilities. There remains a shortfall in allotment land, with growing waiting lists at Council sites.
264	Daniel	Round	OCC - Ecology	Policy	BSC.10	Bicester Gateway	Support natural /semi natural green space and standards. Should also include biodiversity and wildlife features in other green space such as amenity green space and corridors.
268	Charles	Routh	Natural England	Policy	BSC.10	Local Standards of Provision - Outdoor Recreation	Linear public right of way network should be considered as part of the recreation resource, and referred to within the supporting text as such.
280	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	BSC.10	Open Space, Outdoor Sport and Recreation Provision	It may be commendable to have more open space but the Parish are struggling with existing maintain costs. Existing facilities in Gosford should be redeveloped. Developers should contribute towards this.
318	Chris	Wardley	The Inland Waterways Association	Policy	BSC.10	Open Space, Outdoor Sport and Recreation Provision	Policy does not recognise the importance of the Oxford Canal.
178	Andrew	Raven	Savills / Barwood Strategic Land LLP	Table	Table 8	Local Standards of Provision - Outdoor Recreation	Approach is overly prescriptive - remove detail and include within SPD.

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239	Nicole	O'Donnell	Oxfordshire Playing Fields Orgainsation	Table	Table 8	Local Standards of Provision - Outdoor Recreation	Object to open space standards below recommended amount of 1.15 ha per 1000 people for outdoor sports provision, 0.80 ha per 1000 people for children's play space.
64	Terry	Byrd	Merton Parish Council	Table	Table 9	Qualitive Standards of Provision	The concept of clustering is good but its proposed implementation in Table 9 Chapter 8 is significantly less so.
178	Andrew	Raven	Savills / Barwood Strategic Land LLP	Table	Table 9	Qualitive Standards of Provision	Approach is overly prescriptive - remove detail and include within SPD.
17	Vicky	Aston		Policy	BSC.11	Local Standards of Provision - Outdoor Recreation	Support the inclusion of standards for different types of outdoor sports provision in Policy BSC11.
57	Paul	Burrell	Pegasus Group / Dorchester Group	Policy	BSC.11	Open Space, Outdoor Sport and Recreation provision	The Policy is requiring too much open space. Typically policies should seek 2.4 hectares per 1000 dwellings. The Plan should be revised taking into account the John Harmon viability work and the NPPF requirements. The Council's 2006 and 2008 evidence base is out of date and not consistent with national policy.
132	Theresa	Goss	Adderbury Parish Council	Policy	BSC.11	Local Standards of Provision - Outdoor Recreation	Supported
136	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Policy	BSC.11	Local Standards of Provision - Outdoor recreation	Too much recreation is being sought which is not justified, effective or consistent with the NPPF. The evidence base for this is considered not to be up to date. The Plan should be revised to take account of viability testing for Local Plans by John Harmon and the NPPF requirements.

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178	Andrew	Raven	Savills / Barwood Strategic Land LLP	Policy	BSC.11	Local Standards of Provision - Outdoor Recreation	Approach is overly prescriptive - remove detail and include within SPD.
226	Sinéad	Morrissey	Rapleys LLP / Bedworth Trading Ltd	Policy	BSC.11	Local Standards of Provision - Outdoor Recreation	Support thrust of policy. Policy should clarify overtly that exceptions can be made to minimum standards which may lead to instances where a financial contribution is not the default to address deficiencies in on site provision.
239	Nicole	O'Donnell	Oxfordshire Playing Fields Organisation	Policy	BSC.11	Local Standards of Provision - Outdoor Recreation	Support General principle subject to comment RE: Table 8.
264	Daniel	Round	OCC - Highways and Transport	Policy	BSC.11	Local Standards of Provision - Outdoor Recreation	Does not consider transport and accessibility e.g. cycle parking
168	Patricia	Jesson	Wroxton & Balscote Parish Council	Paragraph	B.169	Policy BSC.12: Indoor Sport, Recreation and Community Facilities	Will sports facilities, present and proposed meet the lack of sports facilities in Banbury?
168	Patricia	Jesson	Wroxton & Balscote Parish Council	Paragraph	B.170	Policy BSC.12: Indoor Sport, Recreation and Community Facilities	Have the surveys been completed and when will the results be made available?

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175	Gareth	Jones		Paragraph	B.170	Policy BSC.12: Indoor Sport, Recreation and Community Facilities	Lists a number of potential suitable sites for indoor hub facilities including Banbury 12.
10	Vicky	Aston		Paragraph	B.171	Policy BSC.12: Indoor Sport, Recreation and Community Facilities	Support the Council's commitment to undertake further work on the need for indoor facilities in the District.
178	Andrew	Raven	Savills / Barwood Strategic Land LLP	Table	Table 10	Local Standards of Provision - Indoor Recreation	Approach is overly prescriptive - remove detail and include within SPD.
178	Andrew	Raven	Savills / Barwood Strategic Land LLP	Table	Table 11	Local Quality Standards	Approach is overly prescriptive - remove detail and include within SPD.
18	Vicky	Aston		Policy	BSC.12	Indoor Sport, Recreation and Community Facilities	Support the intention to protect existing built sports facilities and to ensure new ones are provided when they are needed within Policy BSC12.
132	Theresa	Goss	Adderbury Parish Council	Policy	BSC12	Indoor Sport, Recreation and Community Facilities	Supported
175	Gareth	Jones		Policy	BSC12	Indoor Sport, Recreation and Community Facilities	Lists a number of potential suitable sites for indoor hub facilities including Banbury 12.

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264	Daniel	Round	OCC - Highways and Transport	Policy	BSC.12	Indoor Sport, Recreation and Community Facilities	Does not consider sustainable modes.
136	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Policy	BSC.12	Indoor Sport, Recreation and Community Facilities	Policy not supported by up to date evidence. The requirements of BSC12 and table 10 should be revised having regard to the Harmon report and NPPF. The cumulative impact of the plan's requirements on viability needs to be assessed.
113	Julia	Edwards	Corylus Ltd	Theme	Theme 3	Theme 3: Policies for ensuring sustainable development	Support the aim of securing sustainable design
71	Brett	Chambers	Wendlebury Parish Council	Paragraph	B.175	Introduction	The proposed relief road crosses a large BAP habitat, will abut a Scheduled Ancient Monument and damage the setting of Wendlebury countryside.
94	John	Colegrave		Paragraph	B.175	Introduction	and to the north of the proposed buffer is already developed and does not represent a strategic development area.
73	Colin	Clark	Banbury and Cherwell Green Party	Policy	ESD.1	Mitigating and adapting to Climate Change	Oppose any plans for large recycling facility next to Oxford Airport / Kidlington. Minimise vehicle movements - recycling centres should be located at District Centres. Separation of food and garden waste should be justified.
132	Theresa	Goss	Adderbury Parish Council	Policy	ESD.1	Mitigating and Adapting to Climate Change	Supported
134	Theresa	Goss	Bloxham Parish Council	Policy	ESD.1	Mitigating and Adapting to Climate Change	Agree

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136	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Policy	ESD.1	Mitigating and Adapting to Climate Change	Object to Policy ESD1 as it relies upon the SPD and does not consider the cumulative impact of policies in the Plan. The Plan should be revised to take account of Viability Testing in Local Plans by John Harmon and the NAPPY requirements.
205	Jack	Moeran	Environment Agency	Policy	ESD.1	Mitigating and adapting to Climate Change	Welcome this policy , in particular the reference to minimising flood risk and use of SuDs
264	Daniel	Round	OCC - Highways and Transport	Policy	ESD.1	Mitigating and Adapting to Climate Change	Reduce dependence on private cars.
280	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	ESD.1	Mitigating and Adapting to climate change	There is concern that it is not clear how climate change should be taken into account in flood risk assessments.
280	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	ESD.1	Mitigating and Adapting to climate change	The Council should ensure an FRA is completed by Chiltern Railways
280	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	ESD.1	Mitigating and Adapting to climate change	The Local Plan needs to distinguish between Pluvial and Fluvial flooding and define who is responsible for flooding
280	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	ESD.1	Mitigating and Adapting to climate change	It is unfair that the EA expect the owners to take responsibility for drainage and flooding. Developers should make contributions.
381	Conor	Moloney	BioRegional Development Group	Policy	ESD.1	Mitigating and Adapting to Climate Change	Additional points suggested; district wide target for carbon reduction, monitoring, cross reference to ESD2. A clear breakdown of standards expected, requirements for climate change and mitigation, address emissions. Reducing the need to travel, public transport improvements, promoting walking and cycling. Commitment to retro fit initiatives.
75	Phil	Clark	Bloor Homes Ltd (South Midlands)	Policy	ESD.2	Energy Hierarchy	Support approach. A fabric lead approach is preferred over renewable energy technology which can fail.
132	Theresa	Goss	Adderbury Parish Council	Policy	ESD.2	Energy Hierarchy	Supported
134	Theresa	Goss	Bloxham Parish Council	Policy	ESD.2	Energy Hierarchy	Agree

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136	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Policy	ESD.2	Energy Hierarchy	Support fabric first approach. The Policy should enable a more flexible approach to be applied and recognise that viability is a key factor. (Reference made to Local Housing Delivery Group report)
328	Tom	Whild	Terrence O'Rourke Ltd / Countryside Properties (Bicester) Ltd	Policy	ESD.2	Energy Hierarchy	Objection to the requirement to consider decentralised energy systems in strategic sites. Density is too low. Preference to an approach that considers fabric efficiency on a dwelling by dwelling basis would be more effective.
363	P	Keywood		Policy	ESD.2	Energy Hierarchy	Object to energy assessment for small developments. No targets for reduction of carbon emissions are stated.
20	Peter	Atkin	Pegasus Group / Prudential Pensions Ltd	Policy	ESD.3	Sustainable Construction	The policy should not try and introduce higher standards than the building regulations require. It is not accordance with the NPPF which states design policies should avoid unnecessary prescriptive or detail.
20	Peter	Atkin	Pegasus Group / Prudential Pensions Ltd	Policy	ESD.3	Sustainable Construction	The Council could ask for higher standards on a scheme but other requirements would have to be reduced.
36	Reuben	Bellamy	CALA Homes Ltd	Policy	ESD.3	Sustainable Construction	Support principal of policy to deliver high levels of sustainable development and climate change. Consistent with para 93 of the NPPF. Policy inconsistent with Para 47 & 205 of NPPF. Objection to policy which should balance the need for sustainable development against site viability.
44	Fiona	Brereton	Drivers Jonas Deloitte/Aberdeen Property Investors	Policy	ESD.3	Sustainable Construction	The aspiration of the policy is supported subject to there being explicit reference to the viability of schemes having to be taken into account in the application of standards. The costs of meeting the standards may be too onerous in some cases and therefore there needs to be recognition that a flexible approach will be taken where the viability of a scheme is compromised. This is in the interests of the policy being effective.

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Rep ID no.	First Name	Second Name	Organisations	Type (Policy, Para, Map, SA, Appx)	Name (Policy, Para, Map, SA, Appx)	Title (Policy, Para, Map, SA, Appx)	Summary of Representation
56	Steven	Brown	Woolf Bond Planning / Miller Strategic Land	Policy	ESD.3	Sustainable Construction	Objection to Code Level 4 of the Code for Sustainable Homes. Requirement already set out in latest Building Regulations - policy should reflect this. Policy will quickly be superseded given life of plan period . Inclusion of Policy is unjustified by evidence. Viability concerns.
57	Paul	Burrell	Pegasus Group / Dorchester Group	Policy	ESD.3	Sustainable Construction	The Plan should not set standards beyond the Building Regulations and should take account of the NPPF, the John Harmon report and the Governments budget announcement. The Local Housing Delivery groups 'A review of Local Standards for the Delivery of new homes, June 2012 concludes that .. 'it is unnecessary to set energy standards beyond building regulations. If Policies are included they should be fully costed and justified'. They believe the highest code level requirements have been superseded by the Budget announcement, Treasury/BIS Plan for Growth dated 23 March 2011 para 2.296
75	Phil	Clark	Bloor Homes Ltd (South Midlands)	Policy	ESD.3	Sustainable Construction	What evidence support the requirement for all homes to meet Code for Sustainable Homes Level 4 and higher standards than Building Regulations? Code Level 4 is too prescriptive and potentially impractical. May effect housing supply.
78	David	Coates	Kingerlee Homes	Policy	ESD.3	Sustainable Construction	Object to Policy ESD.3 does not provide a clear distinction between development in the Eco-town and other standard developments. Policy should be subject to viability assessment.
132	Theresa	Goss	Adderbury Parish Council	Policy	ESD.3	Sustainable Construction	Supported
134	Theresa	Goss	Bloxham Parish Council	Policy	ESD.3	Sustainable Construction	Agree - Should increase standard to a higher code and state aiming for code 6 by a stated date.
136	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Policy	ESD.3	Sustainable Construction	The policy is too onerous and it is unnecessary to set standards beyond the Building Regulations. The Policy should be more flexible.



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173	Alasdair	Jones	Marrons / Hallam Land Management	Policy	ESD.3	Sustainable Construction	Object to requirement for all homes to meet Code Level 4 of the Code for Sustainable Homes. This is an unrealistic aspiration - would suggest development is instead directly linked to the Building Regulations which over time will reflect the Code for Sustainable Homes. Wording supplied.
174	Chloe	Jones	Boyer Planning	Policy	ESD.3	Sustainable Construction	Requirement for all homes to meet Code Level 4 of the Code for Sustainable Homes is too prescriptive. What evidence is there that this is deliverable?
178	Andrew	Raven	Savills / Barwood Strategic Land LLP	Policy	ESD.3	Sustainable Construction	Policy approach could prove unviable - delete reference to higher than national standards and instead include requirement for viability testing.
183	Rob	Kinchin-Smith	Banbury Civic Society	Policy	ESD.3	Sustainable Construction	Support polices. Emphasis should be on reuse of buildings. Object to word 'consider'.
189	David	Keene	David Lock Associates / Gallagher Estates	Policy	ESD.3	Sustainable Construction	Requirement for all homes to meet code level 4 of the code for sustainable home is inappropriate given lack of viability considerations. Reference to A review of Local Standards for the Delivery of New Homes by Standards Working Group. Amend policy to reference prevailing National standards.
205	Jack	Moeran	Environment Agency	Policy	ESD.3	Sustainable construction	Fully support this policy. In particular, the higher code levels in the water use category. Cherwell is located in an area of water stress and minimising water ruse is extremely important.
226	Sinéad	Morrissey	Rapleys LLP / Bedworth Trading Ltd	Policy	ESD.3	Sustainable Construction	Support sentiment of policy. Standards above Building Regulations is not consistent with national policy. Should consider Economic Viability. Object to specific reference to BREEAM for non-residential development as other criteria exist. BREEAM methodology favours urban locations. Should be minimum threshold - approach does not favour small buildings. Costs will be passed onto the home owner. Should distinguish between outline / detailed applications. Suggest local sustainability checklist. Concern at exponential cost of achieving the targeted BREEAM. Policy should promote cost effective development.

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240	Ellen	O'Grady	Defence Infrastructure Organisation	Policy	ESD.3	Sustainable construction	It is not justified or consistent with national policy to apply Eco Town standards to non Eco Town developments. The first paragraph should be amended to read: All new homes will be encouraged to meet code level 4 of the Code for Sustainable Homes, unless exceeded by national standards. Paragraphs 3 and 4 do not align with the government's zero carbon timetable, makes no mention of off-site 'allowable solutions' and the policy does not justify a higher standard. They conflict with paragraph 95 of the NPPF.
264	Daniel	Round	OCC - Ecology	Policy	ESD.3	Sustainable Construction	Support requirement for Code Level 4.
328	Tom	Whild	Terrence O'Rourke Ltd / Countryside Properties (Bicester) Ltd	Policy	ESD.3	Sustainable Construction	Policy should provide more definite criteria.
331	Matthew	Williams	Drivers Jonas DeLoitte / Aberdeen Property Investors	Policy	ESD.3	Sustainable Construction	Support aspiration. Should include reference to viability of scheme in the application of standards.
364	P	Keyword		Policy	ESD.3	Sustainable Construction	Object to Policy ESD3 - No National requirement to achieve level 4 of the Code for Sustainable Homes or BREEAM 'Very Good' for non-residential.
381	Conor	Moloney	BioRegional Development Group	Policy	ESD.3	Sustainable Construction	In terms of minimum energy performance requirements, a clear timeline aligned to the building regulations zero carbon trajectory is important. Requesting higher standards for development than building regulations in particular residential areas may place undue burden on the developer and in some cases will not represent the most cost effective means to carbon reduction. In our view the pathway towards zero carbon in 2016 is ambitious enough. Will the SPD Sustainable Buildings cover sustainable construction too? Should be reference.

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44	Fiona	Brereton	Drivers Jonas Deloitte/Aberdeen Property Investors	Policy	ESD.4	Decentralised energy systems	The aspiration of the policy is supported subject to there being explicit reference to the viability of schemes having to be taken into account in the application of standards. The costs of meeting the standards may be too onerous in some cases and therefore there needs to be recognition that a flexible approach will be taken where the viability of a scheme is compromised. This is in the interests of the policy being effective.
57	Paul	Burrell	Pegasus Group / Dorchester Group	Policy	ESD.4	Decentralised Energy Systems	The Policy should recognise the John Harmon report and the NPPF and be flexible and deliverable
75	Phil	Clark	Bloor Homes Ltd (South Midlands)	Policy	ESD.4	Decentralised Energy System	Question feasibility of District Heating and Combined Heat and Power on all sites over 400 dwg or 50 dwg in off-gas area. Not every site will be appropriate due to location, existing infrastructure and character. The need to produce a feasibility assessment is abortive.
107	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Policy	ESD.4	Decentralised Energy Systems	Object to Policy EDS4, threshold for non domestic developments is too low. And should be raised from 1000sqm to 75,000 sqm.
132	Theresa	Goss	Adderbury Parish Council	Policy	ESD.4	Decentralized Energy Systems	Supported - Only economically viable for large conurbations but reduces consumer choice
134	Theresa	Goss	Bloxham Parish Council	Policy	ESD.4	Decentralized Energy Systems	Agree
136	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Policy	ESD.4	Decentralized Energy Systems	Object to policy ESD.4. Policy should be flexible.
174	Chloe	Jones	Boyer Planning	Policy	ESD.4	Decentralise Energy Systems	Question the need to produce a feasibility assessment for District Heating and Combined heat and Power on sites over 400 units. Work would be abortive and inappropriate.
195	Serena	Page	WYG / LXB Properties	Policy	ESD.4	Decentralised Energy Systems	Threshold of 100m2 is set too low and can not be justified. Should be changed to 2,500m2.

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226	Sinéad	Morrissey	Rapleys LLP / Bedworth Trading Ltd	Policy	ESD.4	Decentralised Energy Systems	Policy favours Combined Heat & Power / District Heating Systems but does not specify feasibility assessment is required. Other technologies maybe more appropriate. Policy wording inconsistent between encourage or required. Costs associated with management of DHS. Ownership rights can discourage users. Dependent on supply of non-renewable energy fuels and sufficient deliveries. Extreme weather could result in fuel failure. Back up systems will be required for maintenance. Policy ESD4 and ESD5 should be combined. Policy should include flexibility. Evidence based justification for threshold should be provided.
264	Daniel	Round	OCC - Waste Management	Policy	ESD.4	Decentralised Energy Systems	Plan should explore potential for Combined Heat & Power, Also support reference to CHP in Polices ESD.1 - ESD.5.
328	Tom	Whild	Terrence O'Rourke Ltd / Countryside Properties (Bicester) Ltd	Policy	ESD.4	Decentralised Energy Systems	Unclear what is feasible - refer to technical and financial considerations.
365	P	Keywood		Policy	ESD.4	Decentralised Energy Systems	Object to Policy ESD4 duplicates Policy ESD2. Threshold for District Heating System set too low to be viable.
44	Fiona	Brereton	Drivers Jonas Deloitte/Aberdeen Property Investors	Policy	ESD.5	Renewable energy	The aspiration of the policy is supported subject to there being explicit reference to the viability of schemes having to be taken into account in the application of standards. The costs of meeting the standards may be too onerous in some cases and therefore there needs to be recognition that a flexible approach will be taken where the viability of a scheme is compromised. This is in the interests of the policy being effective.
75	Phil	Clark	Bloor Homes Ltd (South Midlands)	Policy	ESD.5	Renewable Energy	Question requirement to provide a feasibility assessment for on-site renewable energy on all sites over 400 dwg or 50 dwg in off-gas areas. Not every site will be appropriate to accommodate wind turbines or solar PV due to location and surrounds. The need to produce a feasibility assessment is abortive.
132	Theresa	Goss	Adderbury Parish Council	Policy	ESD.5	Renewable Energy	Supported

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136	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Policy	ESD.5	Renewable Energy	The policy is too onerous and it is unnecessary to set standards beyond the Building Regulations. The Policy should be more flexible.
170	Alan	Jones	Hanwell Village Residents	Policy	ESD.5	Renewable Energy	Strongly Support this policy.
170	Alan	Jones	Hanwell Village Residents	Policy	ESD.5	Renewable Energy	The Policy should be revised to mention wind monitoring masts and other associated engineering works will be subject to the same assessments as wind turbines and mention the cumulative impacts of wind farm development
174	Chloe	Jones	Boyer Planning	Policy	ESD.5	Renewable Energy	Question the need to produce a feasibility assessment for on site renewable energy on all sites over 400 dwg. Not every site is appropriate for PV or wind technology. The need to produce a feasibility assessment would be abortive.
194	James	Macnamara	The Astons and Heyford Ward	Policy	ESD.5	Renewable Energy	Should minimise environmental damage by adopting the Council's Residential Amenity Impacts of Wind Turbine Developments and by recognising that large scale solar arrays are industrial developments and treated as such when deciding appropriate locations.
195	Serena	Page	WYG / LXB Properties	Policy	ESD.5	Renewable Energy	Threshold of 100m2 is set too low and can not be justified. Should be changed to 2,500m2.
226	Sinéad	Morrissey	Rapleys LLP / Bedworth Trading Ltd	Policy	ESD.5	Renewable Energy	No National requirement to provide on-site renewable energy systems irrespective of feasibility report. Policy does not define target for exceeding National Building standards or bench mark for which reductions can be calculated. Policy aims conflicts with Policy ESD.4 and does not encourage the most sustainable options. No justification for 400 dwg / 100m2 threshold.
264	Daniel	Round	OCC - Highways and Transport	Policy	ESD.5	Renewable Energy	Should expand on aviation activities.
279	Martin	Small	English Heritage	Policy	ESD.5	Renewable energy	3rd bullet point should be amended to read: 'Impacts on the historic environment including designated and non designated assets'. The importance of these assets is recognised in NPPF 128,129 and 132.
299	Bruce	Tremayne	CPRE Bicester District	Policy	ESD.5	Renewable Energy	Minimum distance between dwellings and wind turbines is set too low.

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328	Tom	Whild	Terrence O'Rourke Ltd / Countryside Properties (Bicester) Ltd	Policy	ESD.5	Renewable Energy	Unclear what is feasible - refer to technical and financial considerations.
331	Matthew	Williams	Drivers Jonas DeLoitte / Aberdeen Property Investors	Policy	ESD.5	Renewable Energy	Support aspiration. Should include reference to viability of scheme in the application of standards.
366	P	Keywood		Policy	ESD.5	Renewable Energy	Object to Policy ESD5 duplicates Policies ESD3 & ESD4.
381	Conor	Moloney	BioRegional Development Group	Policy	ESD.5	Renewable Energy	Wording in Policy does not convey a presumption in favour of sustainable development. Wording supplied. Supporting text should make reference to best practice guidelines on renewable energy development that places low carbon localism at its heart. Also refer to best practice public engagement with wind farms. Policy also requires an assessment to be undertaken of renewable energy potential - concerns are raised as this does not apply to all developments and that it is only an assessment not a requirement. Policy should be clear what contribution from renewable energy is expected i.e.align with building regulations. Format of the feasibility assessment should be provided.
34	Carmelle	Bell	Thames Water	Policy	ESD.6	Sustainable Flood Risk Management	Policy ESD 6 should include reference to sewer flooding and an acceptance that flooding could occur away from the flood plain as a result of development where off site infrastructure is not in place ahead of development. Without this reference the policy is not consistent with national policy (technical Guidance to the NPPF)
130	Jennifer	Glynn		Policy	ESD.6	Sustainable Flood Risk Management	Concern of flooding.
132	Theresa	Goss	Adderbury Parish Council	Policy	ESD.6	Sustainable Flood Risk Management	Supported
134	Theresa	Goss	Bloxham Parish Council	Policy	ESD.6	Sustainable Flood Risk Management	Agree

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205	Jack	Moeran	Environment Agency	Policy	ESD.6	Sustainable Flood Risk Management	Welcome this policy which will ensure flood risk is considered appropriately for all new development coming forward. Found some policies for 'Cherwell's Places' unsound as some of the wording contradicts the principles in ESD 6 and the NPPF.
264	Daniel	Round	OCC - Highways and Transport	Policy	ESD.6	Sustainable flood Risk Management	Should define sequential approach. - Work with EA.
280	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	ESD.6	Sustainable Flood Risk Management	There needs to be policies for dealing with peoples homes being flooded
280	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	ESD.6	Sustainable Flood Risk Management	There are properties in Kidlington which may still flood despite flood defences being put in place
280	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	ESD.6	Sustainable Flood Risk Management	Development at Banbury and Bicester could increase flooding at Kidlington and therefore there should be more defences here.
280	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	ESD.6	Sustainable Flood Risk Management	There should be liaison between Chiltern Railways and other authorities when they complete their flood risk assessment for the railway proposals between Bicester and Oxford
280	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	ESD.6	Sustainable Flood Risk Management	There should be agreement between all authorities to allow for climate change in the provision of SUDs and monitoring of their effectiveness
280	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	ESD.6	Sustainable Flood Risk Management	The Plan does not cover adequately the issue of run-off into rivers, the local plan needs to explore ways of holding back run-off.
285	Victor	Smith		Policy	ESD.6	Sustainable Flood Risk Management	Concern that housing will be built on the flood plain and the associated risk, damage to properties, clean up costs and obtaining house insurance. Building on flood plains should not be permitted unless there are no other alternatives.
132	Theresa	Goss	Adderbury Parish Council	Policy	ESD.7	Sustainable Drainage Systems (Suds)	Supported

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134	Theresa	Goss	Bloxham Parish Council	Policy	ESD7	Sustainable Drainage Systems (Suds)	Agree
205	Jack	Moeran	Environment Agency	Policy	ESD.7	Sustainable Drainage Systems (Suds)	Welcome this policy.
264	Daniel	Round	OCC - Highways and Transport	Policy	ESD.7	Sustainable Drainage Systems (SuDS)	SuDS should be used in 'all' new development. Highways SuDS will be adopted by OCC. Non-Highway SuDS will be adopted by the Local Lead Flood Authority (LLFA). Minor wording amendments.
34	Carmelle	Bell	Thames Water	Policy	ESD.8	Water Resources	Support this policy and its reference to the use of phasing of development to enable water infrastructure ahead of development where appropriate.
73	Colin	Clark	Banbury and Cherwell Green Party	Policy	ESD.8	Water Resources	New Agricultural-Chemical exclusion zone required for River Cherwell & Oxford Canal expanding where near railway line. Concern that Bankside contains toxic material and could be leaching into the Canal.
132	Theresa	Goss	Adderbury Parish Council	Policy	ESD.8	Water Resources	Supported
134	Theresa	Goss	Bloxham Parish Council	Policy	ESD.8	Water Resources	Agree
205	Jack	Moeran	Environment Agency	Policy	ESD.8	Water Resources	Fully support this policy and welcome reference to the Water Framework Directive in para. B.218.
132	Theresa	Goss	Adderbury Parish Council	Policy	ESD.9	Protection of Oxford Meadows SAC	Supported
203	Rebecca	Micklem	BBOWT	Policy	ESD.9	Protection of Oxford Meadows SAC	Welcome the approach taken to biodiversity protection but have concerns with regards to lack of ecological survey work in relation to some of the allocated sites.
205	Jack	Moeran	Environment Agency	Policy	ESD.9	Protection of Oxford Meadow SAC	Fully support this policy and are pleased that the importance of water quality on the Oxford Meadow SAC has been recognised.
264	Daniel	Round	OCC - Ecology	Policy	ESD.9	Protection of the Oxford Meadow SAC	Policy should include a map of coverage to show where impact on Oxford Meadows could occur. To avoid individual planning applications missing this constraint.

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73	Colin	Clark	Banbury and Cherwell Green Party	Policy	ESD.10	Protection and Enhancement of Biodiversity and the Natural Environment	Plan should promote more eco-friendly farming practices. In town areas should be left to grow flowers, butterflies and other wildlife. Water meadows should be preserved. Farms should be encouraged not to flail hedges so regularly. Introduce a no-chemical protection zone running the length of the of the river Cherwell and Oxford Canal should become a designated wildlife site. Plan should prevent light pollution.
73	Colin	Clark	Banbury and Cherwell Green Party	Policy	ESD.10	Protection and Enhancement of Biodiversity and the Natural Environment	Food security. Plan should consider agriculture; welcome support of Oxfordshire Woodland Project, Plan should encourage locally grown products for schools & hospitals. Cherwell should become a hub of farming innovation. Plan should encourage small farm holdings to prevent large scale agro-industry.
132	Theresa	Goss	Adderbury Parish Council	Policy	ESD.10	Protection and Enhancement of Biodiversity and the Natural Environment	Supported
134	Theresa	Goss	Bloxham Parish Council	Policy	ESD.10	Protection and Enhancement of Biodiversity and the Natural Environment	Agree
136	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Policy	ESD.10	Protection and Enhancement of Biodiversity and the natural environment	Object as a net gain in biodiversity is being sought which is unviable. A more flexible approach should be applied to recognise that viability is a key factor.

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178	Andrew	Raven	Savills / Barwood Strategic Land LLP	Policy	ESD.10	Protection and Enhancement of Biodiversity and the Natural Environment	A net gain in biodiversity may not always be possible. Policy should state instead 'wherever possible'. Development Management should not be about scrutiny but about improving our environment. Bullet points suggested.
203	Rebecca	Micklem	BBOWT	Policy	ESD.10	Protection and Enhancement of Biodiversity and the Natural Environment	Welcome the approach taken to biodiversity protection but have concerns with regards to lack of ecological survey work in relation to some of the allocated sites.
205	Jack	Moeran	Environment Agency	Policy	ESD.10	Protection and Enhancement of Biodiversity and the Natural Environment	Pleased with the wording of this policy but it could potentially include test to ensure that there is protection for all watercourses, in line with the Water Framework Directive
264	Daniel	Round	OCC - Ecology	Policy	ESD.10	Protection of the Enhancement of Biodiversity and the Natural Environment	Support policy - exception bullet point 6 should be expanded to reference biodiversity / natural environment of the local area.
268	Charles	Routh	Natural England	Policy	ESD.10	Protection and Enhancement of Biodiversity and the Natural Environment	It does not make reference to the avoidance-mitigation-compensation hierarchy set out in NPPF. Unclear how the Plan is consistent with paragraph 118 of the NPPF, and hence sound.

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280	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	ESD.10	Protection and Enhancement of biodiversity and the natural environment	There should be protection of birds by facilities being provided
132	Theresa	Goss	Adderbury Parish Council	Policy	ESD.11	Conservation Target Areas	Supported
203	Rebecca	Micklem	BBOWT	Policy	ESD.11	Conservation Target Areas	Welcome the approach taken to biodiversity protection but have concerns with regards to lack of ecological survey work in relation to some of the allocated sites.
205	Jack	Moeran	Environment Agency	Policy	ESD.11	Conservation Target Areas	Fully support this policy and welcome the commitment to secure biodiversity enhancements.
264	Daniel	Round	OCC - Ecology	Policy	ESD.11	Conservation Target Areas	Support. Expand to allow other forms of biodiversity offsetting.
320	Malcolm	Watt		Paragraph	B.244	Policy ESD12: Cotswolds Area of Outstanding Natural Beauty (AONB)	Should read 'Cotswold Conservation Board' not 'Cotswold AONB Board'
132	Theresa	Goss	Adderbury Parish Council	Policy	ESD.12	Cotswold Area of Outstanding Natural Beauty (AONB)	Supported
178	Andrew	Raven	Savills / Barwood Strategic Land LLP	Policy	ESD.12	Cotswold Area of Outstanding Natural Beauty (AONB)	Requirement for development to support local economy, improve access to local services and increase opportunity for people to leave and work in local communities duplicates other policies in the Plan. Policy should seek high quality design that respects specific quality of natural beauty identified in the AONB.
319	Malcolm	Watt		Policy	ESD.12	Cotswold Area of Outstanding Natural Beauty (AONB)	Support Policy ESD12.

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183	Rob	Kinchin-Smith	Banbury Civic Society	Paragraph	B.247	Policy ESD.13: Local Landscape Protection and Enhancement	Paragraph is miss leading - re-wording suggested.
178	Andrew	Raven	Savills / Barwood Strategic Land LLP	Paragraph	B.249	Policy ESD.13 Local Landscape Protection and Enhancement	Landscape Sensitivity and Capacity Assessment (September 2010) is misrepresentative of the area south of Salt way. Delete fifth bullet point and its reference to the setting of Salt Way.
198	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	Paragraph	B.249	Policy ESD.13 Local Landscape Protection and Enhancement	Object to statement that because of topographical and physical constraints at Banbury 'only a limited number of strategic development sites are available for new housing growth'. Evidence base indicated otherwise; landscape impact assessment, CDC options for growth (August 2008). The Salt way is considered an historic and ecological corridor to be safeguarded as a Green Corridor but not by way of an additional buffer. Previous rejections of developments on this site were due to need rather than sensitivity. The South of Banbury is the least sensitive direction for growth in landscape terms.
279	Martin	Small	English Heritage	Policy	B.249	Policy ESD.13 Local Landscape Protection and Enhancement	EH supports the recognition of historic features of particular value around Banbury and Bicester in paragraph B.249
168	Patricia	Jesson	Wroxton & Balscote Parish Council	Paragraph	B.252	Policy ESD.13 Local Landscape Protection and Enhancement	Wroxton is a conservation village, any development will take place in the conservation area, what restrictions will that put on developments?

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71	Brett	Chambers	Wendlebury Parish Council	Policy	ESD.13	Local Landscape Protection and Enhancement	The proposed relief road crosses a large BAP habitat, will cause undue visual intrusion in open countryside, harm the setting of the settlement of Wendlebury and potentially harm the setting of Alchester Roman Town.
132	Theresa	Goss	Adderbury Parish Council	Policy	ESD.13	Local Landscape Protection and Enhancement	Supported
134	Theresa	Goss	Bloxham Parish Council	Policy	ESD.13	Local Landscape Protection and Enhancement	Agree
161	Andrew	Hornsby-Smith		Policy	ESD.13	Local Landscape Protection and Enhancement	ESD 13 should make reference to leisure value.
171	Jayne	Gordon	Hanwell Parish Council	Policy	ESD.13	Local Landscape Protection and Enhancement	Object to policy ESD.13. Support in principle but Policy omits the open countryside and landscape north of Banbury from list of area of 'particular value'. Consider Landscape Character and Sensitivity Assessment 2009 work was based on subjective local opinions and planning issues. Consider mitigation measures such as Green Buffers offer insufficient protection. Land to the North of Banbury should be reassessed as 'particular high value'.
171	Jayne	Gordon	Hanwell Parish Council	SA	ESD.13	Local Landscape Protection and Enhancement	Consider Landscape Character and Sensitivity Assessment 2009 are flawed documents and don't provide sufficiently robust evidence to base an SA of sites around Banbury. Further evidence and careful assessment is required.

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172	Alan	Jones		Policy	ESD.13	Local Landscape Protection and Enhancement	Object to policy ESD.13. Support in principle but Policy omits the open countryside and landscape north of Banbury from list of area of 'particular value'. Consider Landscape Character and Sensitivity Assessment 2009 work was based on subjective local opinions and planning issues. Consider mitigation measures such as Green Buffers offer insufficient protection. Land to the North of Banbury should be reassessed as 'particular high value'.
172	Alan	Jones		SA	ESD.13	Local Landscape Protection and Enhancement	Consider Landscape Character and Sensitivity Assessment 2009 are flawed documents and don't provide sufficiently robust evidence to base an SA of sites around Banbury. Further evidence and careful assessment is required.
178	Andrew	Raven	Savills / Barwood Strategic Land LLP	Policy	ESD.13	Local Landscape Protection and Enhancement	Policy Banbury 2 is located in an area of high visual sensitivity. Very nature of development is likely to cause visual intrusion. Policy should better reflect the balance of the landscape impact against other factors in favour of development.
194	James	Macnamara	The Astons and Heyford Ward	Policy	ESD.13	Local Landscape Protection and Enhancement	Add protection to the setting of Conservation Areas.
198	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	Policy	ESD.13	Local Landscape Protection and Enhancement	Policy ESD13 is supported and is considered sufficient to protect the separate identity of the villages and setting of locally -valued features.
226	Sinéad	Morrissey	Rapleys LLP / Bedworth Trading Ltd	Policy	ESD.13	Local Landscape Protection and Enhancement	Policy should not override strategic allocations. This should be clarified.

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257	Trish	Redpath	Kidlington Parish Council	Policy	ESD.13	Local Landscape Protection and Enhancement	Wording supplied highlighting leisure value of Oxford Canal and requirement to protect towpath and hedgerows.
268	Charles	Routh	Natural England	Policy	ESD.13	Local Landscape Protection and Enhancement	Unclear where the areas with a high level of tranquillity are and therefore question whether the policy is deliverable, and hence sound.
279	Martin	Small	English Heritage	Policy	ESD.13	Local Landscape Protection and Enhancement	EH supports the requirements of Policy ESD 13 relating to the historic environment.
285	Victor	Smith		Policy	ESD.13	Local Landscape Protection and Enhancement	NPPF states existing open space should not be built on unless the land is surplus to requirements. Land should be preserved because of its beauty and tranquillity. The Plan should protect and enhance valued landscape. Concern that approval is still being given to land within the countryside.
299	Bruce	Tremayne	CPRE Bicester District	Policy	ESD.13	Local Landscape Protection and Enhancement	Support.
333	Rachel	Williams	Oxford City Council	Paragraph	B.255	Policy ESD 14: Oxford Green Belt	The City Council disagrees that "there is no suggestion at this stage that a wider review is required". The City Council will continue to press for an urban extension to the south of the city but until this is secured the City would wish the option for a selective review in other areas around the city to be retained.
161	Andrew	Hornsby-Smith		Paragraph	B.256	Policy ESD 14: Oxford Green Belt	Restricts new housing to exception sites. Seek an appropriate mix of housing.

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190	Nik	Lyzba	JPPC / Oxford University Press	Paragraph	B.256	Policy ESD.14 Oxford Green Belt	Support limited review of Green Belt at Langford Lane.
258	Trish	Redpath	Kidlington Parish Council	Paragraph	B.256	Policy ESD.14: Oxford Green Belt	Include mixed use.
271	Ian	Scargill	Oxford Green Belt Network	Paragraph	B.256	Policy ESD.14: Oxford Green Belt	The small scale review of the Green Belt in the Langford Lane area is noted. The Network is pleased a review is not considered necessary to accommodate local housing needs.
64	Terry	Byrd	Merton Parish Council	Paragraph	B.257	Policy Villages 5: Former RAF Upper Heyford	The Oxford Green Belt with respect to Merton is not compliant with NPPF para 85.
271	Ian	Scargill	Oxford Green Belt Network	Paragraph	B.257	Oxford Green Belt	Support the reference to the Kidlington Gap in particular; the gap is especially vulnerable in the vicinity of the Gosford Grain silo and between Pear Tree and Yarnton.
24	Suzanne	Bangert	Terrence O'Rourke Ltd / Mr & Mrs P Ashworth	Policy	ESD.14	Oxford Green Belt	Policy should allow for small-scale (non-strategic) development in rural areas where there is a defined need and not cause harm to the Green belt. South Glos Core Strategy Examination report found that there should be more flexibility for villages to accommodate small scale development changes. New policy wording supplied.
24	Suzanne	Bangert	Terrence O'Rourke Ltd / Mr & Mrs P Ashworth	Policy	ESD.14	Oxford Green Belt	Green Belt Boundary at Merton should be altered to reflect well defined boundaries as per the NPPF para 85 & 86. Re-align to follow course of the Motorway. Map attached of proposed boundary.
82	David	Coates	Kingerlee Homes	Policy	ESD.14	Oxford Green Belt	Object to Policy ESD.14, should be amended to reflect the requirements for a small scale boundary review as a requirement to achieve sustainable settlements as a consequence of economic growth.
100	Suzi	Coyne	Suzi Coyne Planning / Worton Farms Ltd	Policy	ESD.14	Oxford Green Belt	Land at Worton farm should be removed from the Local Green Space designation (Green Belt?).
100	Suzi	Coyne	Suzi Coyne Planning / Worton Farms Ltd	Policy	ESD.14	Oxford Green Belt	Land at Worton farm should be removed from the Local Green Space designation (Green Belt?).

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107	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Policy	ESD.14	Oxford Green Belt	Object to ESD14 Oxford Green Belt and the basis that the evidence base does not explicitly state 'exceptional circumstances' exist for a Green Belt Review. Exceptional circumstances include; proposal is within the national, regional and local interest, urgent economic need, the limited harm to the Green Belt is outweighed by economic benefits and that a small scale local review will produce defensible, permanent Green Belt Boundary. Amendment suggested,
132	Theresa	Goss	Adderbury Parish Council	Policy	ESD.14	Oxford Green Belt	Supported
185	Michael	Lea	Jones Land LaSalle / Bonhams 1793 Ltd	Policy	ESD.14	Oxford Green Belt	Support approach to Green Belt review in very exceptional circumstances.
190	Nik	Lyzba	JPPC / Oxford University Press	Policy	ESD.14	Oxford Green Belt	Support limited review of Green Belt at Langford Lane. And should be reflected in Policy ESD14 and tie in with Policy Kidlington 1. Area of search should be widened to include the North West in order to not restrict unreasonably the area subject to review.
194	James	Macnamara	The Astons and Heyford Ward	Policy	ESD.14	Oxford Green Belt	Should rectify the anomaly where all proposals within the Green Belt need to preserve the open character of the Belt, even when the proposal is for infill within villages where this is patently impossible.
252	Dennis	Price		Policy	ESD.14	Oxford Green Belt	Green belt should be protected.
280	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	ESD.14	Oxford Green Belt	Supports Green Belt Protection
280	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	ESD.14	Oxford Green Belt	Objects to the relocation of Chilterns sidings into the Green Belt at Water Eaton
286	Emily	Sparrow	JPPC / Merton College	Policy	ESD.14	Oxford Green Belt	Merton College (Oxford) maintain there is a requirement to undertake a review of the Oxford Green Belt to accommodate future growth. No evidence or justification to why a review of the Green Belt has not been carried out. NPPF states Local Plan should be prepared on the basis of an up to date evidence base. Green Belt review should focus on sustainable locations at Kidlington, Yarnton & Begbroke. Dispersal of development beyond the Green belt is unsustainable.
291	Neville	Surtees	Barton Willmore / J A Pye Ltd	Policy	ESD.14	Oxford Green Belt	Support aim to undertake a Limited Green Belt Review. Review should be expanded to include residential land.

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299	Bruce	Tremayne	CPRE Bicester District	Policy	ESD.14	Oxford Green Belt	Support. Precise boundary 'inset' villages should be clarified.
318	Chris	Wardley	The Inland Waterways Association	Policy	ESD.14	Oxford Green Belt	Review of Green Belt should extend to the boundaries of the Oxford Canal at Kidlington.
330	Kiran	Williams	BNP Paribas Real Estate UK Ltd / Cawdor Capital Ltd	Policy	ESD.14	Oxford Green Belt	Small scale review of the Oxford Green Belt should include Land Off Camp Road, Upper Heyford.
40	Geoff	Bolton	Berrys / Gleeson Developments Ltd	Para	B.258-261	Policy ESD.15: Green Boundaries to Growth	Objects to the designation of much of the Broughton Road site as a green buffer. The policy and related designation on the Proposals Map should be deleted and replaced with a new policy relating to areas of separation. The 'green buffer' surrounding most of Banbury is a new and arbitrary designation and not based on any evidence. A detailed landscape assessment is required.
132	Theresa	Goss	Adderbury Parish Council	Paragraph	B.258	Policy ESD.15: Green Boundaries to Growth	Fails to ensure that buffer zones are required to maintain the distinctive identity between villages as well as between Banbury and its surrounding villages.
132	Theresa	Goss	Adderbury Parish Council	Paragraph	B.260	Policy ESD.15: Green Boundaries to Growth	The Green Buffer zone indicated at Bodicote suggests that it has been absorbed into Banbury and cannot as consequence take its share o the proposed rural homes allocation under C234. This would mean a disproportionate and unfair effect on the other villages.
173	Alasdair	Jones	Marrons / Hallam Land Management	Paragraph	B.260	Policy ESD.15: Green Boundaries to Growth	The Green Buffer zone indicated at Bodicote suggests that it has been absorbed into Banbury and cannot as consequence take its share of the proposed rural homes allocation under C234. This would mean a disproportionate and unfair effect on the other villages.
198	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	Paragraph	B.260	Policy ESD.15: Green Boundaries to Growth	The alleged historical and ecological significance of Salt Way is not supported by evidence nor the landscape sensitivity around Banbury.

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306	Sarah Caroline	Turner		Paragraph	B.261	Policy ESD.15: Green Boundaries to Growth	Objection to the reduction of the Green Buffer at Launton from draft Plan stage as it in effect allows Launton to be coalesced.
38	Rachael	Blakey	Bucknell Parish Council	Policy	ESD.15	Green Boundaries to Growth	The status of these is not clear
40	Geoff	Bolton	Berrys / Gleeson Developments Ltd	Policy	ESD.15	Green Boundaries to Growth	Objects to the designation of much of the Broughton Road site as a green buffer. The policy and related designation on the Proposals Map should be deleted and replaced with a new policy relating to areas of separation. The 'green buffer' surrounding most of Banbury is a new and arbitrary designation and not based on any evidence. A detailed landscape assessment is required.
42	John	Braithwaite	South Newington Parish Council	Policy	ESD.15	Green Boundaries to Growth	Support Green Buffers between Banbury and Bicester and nearby villages
43	Rowland	Bratt		Policy	ESD.15	Green Boundaries to Growth	Objection to Green Buffer at Cotefield Farm, Bodicote on the grounds that it fails to prevent coalescence with existing settlement given development at Bankside Phase 1 and housing allocations at Banbury 12 & 4. Proposed Green Buffer is not land that is of valuable landscape of historic significance. This view is supported by recent Planning Application and Appeal decision on adjacent site.
43	Rowland	Bratt		Policy	ESD.15	Green Boundaries to Growth	Proposed Green Buffer provides limited scope for the growth of Bodicote given its allocation for 500 new homes as a Category A village within the Plan.
43	Rowland	Bratt		Policy	ESD.15	Green Boundaries to Growth	Green Buffer policy is not supported by the NPPF. The NPPF instead refers to Local Green Spaces which should be in Local Character and not an extensive track of land. Appears policy is intended to be a Green Belt without following the correct process.
49	Kathryn	Brown	Stoke Lyne Parish Council	Policy	ESD.15	Green Boundaries to Growth	Concerned about the nature of the proposed "buffer zones", specifically between Bucknell and NW Bicester housing estate. What is its purpose? Would it be of any use for residents?

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53	Peter	Brown	Drayton Parish Council	Policy	ESD.15	Green Boundaries to Growth	Support concept of Green Boundaries, concern raised at their width which is not considered wide enough on higher ground, for example at Drayton.
56	Steven	Brown	Woolf Bond Planning / Miller Strategic Land	Policy	ESD.15	Green Boundaries to Growth	Policy not justified by evidence. Existing Countryside policy already protects land identified in the Green Buffer. Note that land at Warwick Road has high landscape capacity to accommodate development within Halcrow Study. Land at Warwick Road should be excluded from Policy Area.
63	Peter	Burrows	Adderbury Conservation Action Group	Policy	ESD.15	Green Boundaries to Growth	The definition of a "green boundary" needs to be included; the NPPF only defines Green Belt and Green space. The concept of an area between conurbations which remains undeveloped is supported but it needs to be observed.
66	Gemma	Care	Barton Willmore /Bicester Sports Association	Policy	ESD.15	Green Boundaries to Growth	No objection to part of the Pringles Fields forming part of the Green Buffer.
71	Brett	Chambers	Wendlebury Parish Council	Policy	ESD.15	Green Boundaries to Growth	No Green Boundary has been proposed for Wendlebury to protect it from the proposed relief road or to protect it from further development of Bicester towards the M40 along the A41.
94	John	Colegrave		Policy	ESD.15	Green Boundaries to Growth	Object to the proposed Green Buffer Zone adjacent Salt Way on the grounds that the nearest village to the south of the farm is Bloxham and therefore the matter of coalescence does not arise. Land at Salt Way is farm land and is therefore neither of high landscape nor historic value.
94	John	Colegrave		Policy	ESD.15	Green Boundaries to Growth	Object to the proposed Green Buffer Zone adjacent Salt Way on the grounds that the nearest village to the south of the farm is Bloxham and therefore the matter of coalescence does not arise.
94	John	Colegrave		Policy	ESD.15	Green Boundaries to Growth	Green Buffer policy is not supported by the NPPF. The NPPF instead refers to Local Green Spaces which should be in Local Character and not an extensive track of land. Appears policy is intended to be a Green Belt without following the correct process.

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102	Sam	Croft	RPS Planning & Development / Banner Homes Ltd / Rowland Bratt	Policy	ESD.15	Green Boundaries to Growth	Policy is inappropriate and conflicts with Policy Villages 1 & 2 which direct growth to Bodicote. Policy conflicts with the Council's landscape evidence base. Delete policy and rely on Policy ESD.13 instead.
112	Keith	Dixon	Launton Parish Council	Policy	ESD.15	Green Boundaries to Growth	Supports green boundaries to growth
112	Keith	Dixon	Launton Parish Council	Policy	ESD.15	Green Boundaries to Growth	Objects as the Green Buffers should be properly defined
132	Theresa	Goss	Adderbury Parish Council	Policy	ESD.15	Green Boundaries to Growth	NPPF does not define a Green Boundary. This policy does not appear to be in accordance with law and it is therefore illegal.
132	Theresa	Goss	Adderbury Parish Council	Policy	ESD.15	Green Boundaries to Growth	NPPF does not define a Green Boundary. This policy does not appear to be in accordance with law and it is therefore illegal.
132	Theresa	Goss	Adderbury Parish Council	Policy	ESD.15	Green Boundaries to Growth	Supported - subject to comments on not being legally compliant and soundness
134	Theresa	Goss	Bloxham Parish Council	Policy	ESD.15	Green Boundaries to Growth	There is no mention of Green Buffers in the NPPF. The Green Infrastructure should be used in maintaining discreet boundaries to villages.
134	Theresa	Goss	Bloxham Parish Council	Policy	ESD.15	Green Boundaries to Growth	NPPF does not define a Green Boundaries . The only reference is to Green Infrastructure.
134	Theresa	Goss	Bloxham Parish Council	Policy	ESD.15	Green Boundaries to Growth	Supported - subject to qualification previously mentioned
158	Chris	Hone	CPRE Banbury District	Policy	ESD.15	Green Boundaries to Growth	CPRE support the provision of green buffers.

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171	Jayne	Gordon	Hanwell Parish Council	Policy	ESD.15	Green Boundaries to Growth	Support principle of ESD.15 as a method of constraining growth. Unclear how policy can be delivered when land is in the control of developers or landowners who are not willing to cooperate. Examples of problems, developers are not interested in the gap between Hanwell and Banbury 5 where Green Buffer is proposed and it is misleading to suggest physical buffers such as woodland can be expected. Green Buffer is missing from north-west of site Banbury 2 West of Southam Road adjacent the cemetery as it does not seem to provide a continuous buffer for the urban boundary. Green Buffer should be reassessed.
172	Alan	Jones		Policy	ESD.15	Green Boundaries to Growth	Support principle of ESD.15 as a method of constraining growth. Unclear how policy can be delivered when land is in the control of developers or landowners who are not willing to cooperate. Examples of problems, developers are not interested in the gap between Hanwell and Banbury 5 where Green Buffer is proposed and it is misleading to suggest physical buffers such as woodland can be expected. Green Buffer is missing from north-west of site Banbury 2 West of Southam Road adjacent the cemetery as it does not seem to provide a continuous buffer for the urban boundary. Green Buffer should be reassessed.
172	Alan	Jones		SA	ESD.15	Green Boundaries to Growth	Not in this context.
173	Alasdair	Jones	Marrons / Hallam Land Management	Policy	ESD.15	Green Boundaries to Growth	Policy ESD.15 replicates the role of Policy ESD.13 and is therefore redundant. Policy constrains long term housing growth. Not based on evidence. Delete policy.
177	Vic	Keeble	Chesterton Parish Council	Policy	ESD.15	Green Boundaries to Growth	Support proposed Green Buffer zone. Query extent of Buffer Zone at Gagle Brook flood plain - inconsistent with Bicester Master Plan. Does it include flood plain? CDC should discuss with the Parish Council the extent of the 'Community Woodland'.

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178	Andrew	Raven	Savills / Barwood Strategic Land LLP	Policy	ESD.15	Green Boundaries to Growth	No evidence in support of Green Buffers. Buffers not related to surrounding villages or proposed new development. Evidence suggests Crouch Hill is subject to landscape sensitivity and not Salt Way. Disagree with analysis that Salt Way is Historic or has a heritage value. Delete Policy and map reference.
183	Rob	Kinchin-Smith	Banbury Civic Society	Policy	ESD.15	Green Boundaries to Growth	Support policy.
189	David	Keene	David Lock Associates / Gallagher Estates	Policy	ESD.15	Green Boundaries to Growth	Policy is unjustified. False expectations for residents. Duplicate policy layers. Banbury must continue to expand. Policy ESD.13 provides sufficient protection. Delete policy.
194	James	Macnamara	The Astons and Heyford Ward	Policy	ESD.15	Green Boundaries to Growth	Should be a Green Boundary defined for Upper Heyford and villages would benefit from specifying a village envelope to clarify what is in the village and what is countryside.
198	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	Policy	ESD.15	Green Boundaries to Growth	Justification for Green Buffers at Banbury is unclear. Avoiding coalescence with villages is unnecessary for Banbury except for at Bodicote which is allocated for growth at Bankside Ph1 and Banbury 4 and 12. There is no evidence in terms for protection of landscape features at Crouch Hill at Saltway. Insufficient evidence of the historic environment. Approach will constrain growth. Policy should be deleted and amended from proposals map.
226	Sinéad	Morrissey	Rapleys LLP / Bedworth Trading Ltd	Policy	ESD.15	Green Boundaries to Growth	Support principle of Policy.
241	Jane	Olds	Stratton Audley Parish Council	Policy	ESD.15	Green Boundaries to Growth	Supports the zoning of the quarry areas as Local Wildlife site and the adjacent Landscape Buffer Zone between Stratton Audley and RAF Bicester
252	Dennis	Price		Policy	ESD.15	Green Boundaries to Growth	Green Buffer at Bicester is too narrow.

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254	Mark	Recchia	Banbury Town Council	Policy	ESD.15	Green Boundaries to Growth	Need to avoid coalescence is supported. Green buffers will enable the town to remain within an attractive setting and preserve historic boundaries such as the Salt Way, features such as Crouch Hill and retain the independence of nearby villages such as Hanwell.
264	Daniel	Round	OCC - Ecology	Policy	ESD.15	Green Boundaries to Growth	Woodland should not be planted without first assessing existing biodiversity value. Green Buffers should be retained in perpetuity and management mechanisms put in place.
269	Valerie	Russell	Bodicote Parish Council	Policy	ESD.15	Green Boundaries to Growth	Green Buffer at South of Salt way - Support from expanding further.
269	Valerie	Russell	Bodicote Parish Council	Policy	ESD.15	Green Boundaries to Growth	Expand Green Buffer around Bodicote to include recreation ground and country park. See Map 229.
269	Valerie	Russell	Bodicote Parish Council	Policy	ESD.15	Green Boundaries to Growth	Bodicote-Bankside Site - extend green buffer across north-eastern part of the site, keep recreation and country park clearly separated.
287	Jennifer	Spear	Ambrosden Parish Council	Policy	ESD.15	Green Boundaries to Growth	Note difference in boundaries between Local Plan map and Bicester Masterplan. Masterplan includes intensive chicken farm and a group of residential dwellings
297	Robert	Thompson		Policy	ESD.15	Green Boundaries to Growth	Object to proposed Buffer Zone along the Southern and Western edge of Banbury. Buffer zone does not prevent coalescence with the village of Broughton as suggested, given its distance (2km). Landscape to the west of Banbury is not of any significant value and therefore does not require protection. Position of Banbury besides the Motorway to the East suggest future growth will be to the West of the town and therefore no long term requirement for a Buffer Zone. Housing need in the short term is expected to add additional pressure for growth in this location.
297	Robert	Thompson		Policy	ESD.15	Green Boundaries to Growth	The proposed Green Buffer at Broughton does not comply with the definition of Local Green Spaces within the NPPF as they should endure beyond the end of the Plan period and should be special to local communities.
298	Laurence	Todd		Policy	ESD.15	Green Boundaries to Growth	Supports Green Boundaries to growth



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299	Bruce	Tremayne	CPRE Bicester District	Policy	ESD.15	Green Boundaries to Growth	Unclear why Green Buffer has not been applied to Wendlebury?
307	Sarah Caroline	Turner		Policy	ESD.15	Green Boundaries to Growth	Supporting wording that Green Buffer will be kept free from built development.
380	Brian	Little	Local History Group	Policy	ESD.15	Green Boundaries to Growth	Favour a north-south zone rather than a series of buffers.
308	Sarah Caroline	Turner		Paragraph	B.263	The Character of the Built Environment	Should include RAF Bicester Airfield & Upper Heyford Airfield.
279	Martin	Small	English Heritage	Paragraph	B.264	The Character of the Built Environment	EH supports para B.264 in principle. However, EH would welcome an explanation of why the historic environment is a resource for the District, a mention of conservation area appraisals and management plans and the redrafting of the second sentence as follows: ' Heritage assets (including designated and undesignated assets) form part of the ...'
279	Martin	Small	English Heritage	Paragraph	B.267-B.268	The Character of the Built Environment	EH supports paragraphs B.267 and B.268
42	John	Braithwaite	South Newington Parish Council	Policy	ESD.16	The Character of the Built Environment	Support requirement for high quality design especially when bordering conservation areas or affecting historic or landscape features.
53	Peter	Brown	Drayton Parish Council	Policy	ESD.16	The Character of the Built Environment	Support concept of Green Boundaries, concern raised at their width which is not considered wide enough on higher ground, for example at Drayton.
132	Theresa	Goss	Adderbury Parish Council	Policy	ESD.16	The Character to the built Environment	Supported
134	Theresa	Goss	Bloxham Parish Council	Policy	ESD.16	The Character to the built Environment	Agree
158	Chris	Hone	CPRE Banbury District	Policy	ESD.16	The Character of the Built Environment	The Conservation and Urban Design Strategy should be incorporated into the Local Plan so that both run concurrently for the Local Plan period. Sustainable construction, the use of locally distinctive materials and design is commended.

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194	James	Macnamara	The Astons and Heyford Ward	Policy	ESD.16	The Character of the Built Environment	Add preserving and enhancing the character and appearance of Conservation Areas.
226	Sinéad	Morrissey	Rapleys LLP / Bedworth Trading Ltd	Policy	ESD.16	The Character of the Built Environment	Support thrust of Policy. Should refer to outline or detailed planning application. Should not be applied to Strategic Allocations which have their own policies.
254	Mark	Recchia	Banbury Town Council	Policy	ESD.16	The Character of the Built Environment	It is pleasing to note that the Local Plan recognises the importance of the individual character of the district's urban centres and aims to protect it.
264	Daniel	Round	OCC - Archaeology	Policy	ESD.16	The Character of the Built Environment	Change title. Additional policy wording supplied.
264	Daniel	Round	OCC - Ecology	Policy	ESD.16	The Character of the Built Environment	Support policy.
264	Daniel	Round	OCC - Highways and Transport	Policy	ESD.16	The Character of the Built Environment	Sustainable access to and from development. Compliant with LTP3.
279	Martin	Small	English Heritage	Policy	ESD.16	The Character of the Built Environment	EH supports the content of Policy ESD 16 but considers it does not go far enough to meet the requirements of the NPPF in paras. 126 and 156. The Historic environment needs to be a clear fundamental element of the policy. EH proposes changes to the policy and offers to work with the District Council to render the policy compliant with the NPPF.
280	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	ESD.16	The Character of Built the Environment	Buildings in Kidlington need assessing for protection
287	Jennifer	Spear	Ambrosden Parish Council	Policy	ESD.16	The Character of the Built Environment	Policy conflicts with BSC.2 & BSC4. With respect of Design Codes - section should be re-written to T&PC specific input.
113	Julia	Edwards	Corylus Ltd	Paragraph	B.272	The Character of the Built Environment	Urges caution in respect of use of manual for streets as local character could be lost
113	Julia	Edwards	Corylus Ltd	Paragraph	B.272	The Character of the Built Environment	Supports this paragraph
205	Jack	Moeran	Environment Agency	Paragraph	B.274	Policy ESD.17: The Oxford Canal	Include 'water quality' alongside 'landscape, ecological and recreational resource.

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132	Theresa	Goss	Adderbury Parish Council	Policy	ESD.17	The Oxford Canal	Supported
144	Jane	Hennell	Canal and River Trust	Policy	ESD.17	The Oxford Canal	ESD17 conflicts with ESD18. The canal towpath is not suitable for use by horse riders and due to restricted width, historic operational structures may not be suitable without significant improvement and investment. May also conflict with conservation area designation and result in conflict between users. Request ESD17 is amended to read "protect and enhance" and either remove the term horse rider or insert horse riders where appropriate.
144	Jane	Hennell	Canal and River Trust	Policy	ESD.17	The Oxford Canal	Amend the policy to allow for greater flexibility and the location of facilities not restricted to within and immediately adjacent to settlements. The restriction is ok for recreation facilities for users of the canal but such sites may not be suitable for boating facilities and moorings. These are dependent on being next to the canal, topography, distance between facilities and land values. Amend the policy to refer to residential moorings or insert a new policy on residential moorings and boating facilities. The Trust would like to advise on wording to ensure consistency with their national policy.
162	Andrew	Hornsby-Smith		Policy	ESD.17	The Oxford Canal	Protection of Oxford Canal should cover towpath and hedgerows.
194	James	Macnamara	The Astons and Heyford Ward	Policy	ESD.17	The Oxford Canal	The towpath is not a right of way for walkers and cyclists and riders have never had the right to use it.
205	Jack	Moeran	Environment Agency	Policy	ESD.17	The Oxford Canal	Welcome this policy
254	Mark	Recchia	Banbury Town Council	Policy	ESD.17	The Oxford Canal	Support the designation of the Canal as a Conservation Area. Attention should be given to maximising the visual appearance of the Canal as it passes through Banbury's town centre. Castle Quay does not embrace the Canal and it is a missed opportunity.
257	Trish	Redpath	Kidlington Parish Council	Policy	ESD.17	The Oxford Canal	Include towpath and hedgerows.
264	Daniel	Round	OCC - Ecology	Policy	ESD.17	The Oxford Canal	Policy should refer to protect and enhance biodiversity,

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264	Daniel	Round	OCC - Highways and Transport	Policy	ESD.17	The Oxford Canal	Wording suggested. Compliant with LTP3.
279	Martin	Small	English Heritage	Policy	ESD.17	The Oxford Canal	EH supports Policy ESD17.
280	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	ESD.17	The Oxford Canal	It is not clear who is responsible for the Canal now that British Waterways doesn't exist.
280	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	ESD.17	The Oxford Canal	The Local Plan is not clear on how it will deal with the proposal for a marina north of Kings bridge
3	Alec	Arrol	Kennet Properties / Thames Water	Policy	ESD.18	Green Infrastructure	The policy is not explicit as to how designations for green infrastructure are annotated in the Banbury Proposals Map (Appendix 5). KPL assumes that the policy relates to the designations in the Key Proposals Map of "existing green spaces" and "new green space/parks and managed environmental space". There is no explanation as to how sites have been chosen .
38	Rachael	Blakey	Bucknell Parish Council	Policy	ESD.18	Green Infrastructure	A network of green spaces should be introduced at Bicester
132	Theresa	Goss	Adderbury Parish Council	Policy	ESD.18	Green Infrastructure	Supported
134	Theresa	Goss	Bloxham Parish Council	Policy	ESD.18	Green Infrastructure	Agree
144	Jane	Hennell	Canal and River Trust	Policy	ESD.18	Green infrastructure	The Trust welcome ESD18 but is concerned that the canal is being promoted for use by horse riders as it may not be possible or desirable. It is not clear if maintenance means retention of the existing GI or the upkeep of the network in the future. The Trust suggest GI is maintained as part of a development proposal. Further definition needs to be given in the text.
205	Jack	Moeran	Environment Agency	Policy	ESD.18	Green Infrastructure	Support the wording of this policy. Particular support green infrastructure being maintained whilst protecting 'sites of importance for nature conservation'.
241	Jane	Olds	Stratton Audley Parish Council	Policy	ESD.18	Green Infrastructure	Strongly supports the proposal for a bridleway which circumnavigates the airfield from Audley to Launton Road roundabout
254	Mark	Recchia	Banbury Town Council	Policy	ESD18	Green Infrastructure	Supports forming a green link to create a connected network of green infrastructure through the town.
264	Daniel	Round	OCC - Ecology	Policy	ESD.18	Green Infrastructure	Support.
264	Daniel	Round	OCC - Highways and Transport	Policy	ESD.18	Green Infrastructure	Add 'Sustainable'

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279	Martin	Small	English Heritage	Policy	ESD.18	Green Infrastructure	Heritage assets can also form part of a green infrastructure network. Policy ESD 16 could be referenced within Policy ESD18.
280	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	ESD.18	Green Infrastructure	There is no need for more Green infrastructure
318	Chris	Wardley	The Inland Waterways Association	Policy	ESD.18	Green Infrastructure	Policy should recognise the role of the canal as Green Infrastructure.
66	Gemma	Care	Barton Willmore /Bicester Sports Association	Paragraph	C.1	Introduction	Supported.
67	Gemma	Care	Barton Willmore / Bovis Homes	Paragraph	C.1	Introduction	Support approach.
133	Theresa	Goss	Milcombe Parish Council	Theme	Theme C	Policies for Cherwell Places	Agree with ensuring sustainable development. Not sure that CDC does this in the rural areas. Agree with review of Green Buffer areas as well as Kidlington. It is hoped that both (Banbury and Bicester) will provide employment - not just retail but manufacturing industries as well. It is imperative that CDC stick to its policy regarding villages and rural areas.
280	Carl	Smith	Gosford and Water Eaton Parish Council	Policies for Cherwells Places	Policies for Cherwells Places	Policies for Cherwells Places	Support the new hospital for Bicester
280	Carl	Smith	Gosford and Water Eaton Parish Council	Policies for Cherwells Places	Policies for Cherwells Places	Policies for Cherwells Places	The Horton Hospital is a useful facility
66	Gemma	Care	Barton Willmore /Bicester Sports Association	Paragraph	C.3	Introduction	Support Bicester Masterplan.
67	Gemma	Care	Barton Willmore / Bovis Homes	Paragraph	C.3	Introduction	Support the use of Masterplans for Banbury & Bicester.
113	Julia	Edwards	Corylus Ltd	Paragraph	C.5	Policies for Cherwell's Places	Supports the aim for living not dormitory towns
66	Gemma	Care	Barton Willmore /Bicester Sports Association	Paragraph	C.6	Introduction	Support - Full integration of new business and residential areas. Securing mixed use development.
161	Andrew	Hornsby-Smith		Paragraph	C.6	Introduction	Minor change.
258	Trish	Redpath	Kidlington Parish Council	Section	C.6	Introduction	Support selective Green Belt Review at area identified on the map for up to 11.3ha of employment land. Review should also include housing to support new jobs. Concern that employment only allocation will lead to in commuting. Wording supplied.

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317	Robert	Tustain		Section	C.6	Banbury	Suggest employment allocations should be for small / medium sized businesses and not distribution outlets.
22	Tony	Baldry MP		Other	C.2	Bicester	Bicester should seek to become a 'garden city'. The availability of significant amounts of former MOD land provides the opportunity for a coherent and sensible strategy.
22	Tony	Baldry MP		Other	C.2	Bicester	A considerably amount of new housing is likely to be built and this needs to be matched by opportunities for jobs in and around Bicester and the greatest 'buy-in' involvement of residents in designing what will continue to be the faster growing town in the country.
66	Gemma	Care	Barton Willmore /Bicester Sports Association	Paragraph	C.7	Bicester	Support listed objectives. Comply with NPPF.
87	Colin	Cockshaw	Bicester Against Eco-Con (BaECON)	Paragraph	C.7	Bicester	Object to expansion at Bicester Village. Delete Reference
107	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	C.7	Bicester	Support Bicester Masterplan but concerned that growth in the North West is in the wrong location, that the eco-development is appropriately phased and the South East Bicester Relief Road is supported.
166	Ben	Jackson	Bicester Chamber	Section	C.2	Bicester	The impact of growth at Bicester on the surrounding villages including Upper Heyford, and the impact of developing Upper Heyford on Bicester, could be better represented in the Local Plan.
194	James	Macnamara	The Astons and Heyford Ward	Paragraph	C.2	Bicester	Policies are silent on proposed town boundaries for Bicester. It would be useful to set up limits to development.
200	Richard	McCulloch		Section	C.2	Bicester	Traffic implications of development at Bicester have not been adequately assessed and in particular the wider network, the impact on surrounding villages, the operation of M4 Junction 10 and the relationship with Oxford as a commuter town.
242	Jane	Olds	Caversfield Parish Council	Section	C.2	Bicester	Particular concern with the junction of Howes Lane and Bucknell Road, which will not be appropriate or usable in terms of a ring road and in its current state could have a detrimental effect on the village.

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243	Placi	O'Neil-Espejo	Bicester Vision	Section	C.2	Bicester	<p>There is little reference to the regeneration of existing employment areas and potential rejuvenation of employment estates. CDC list of sectors desirable to concentrate upon is too restrictive. Areas of land allocated for employment use should not be restricted to certain classes of employment but should be annotated as Employment Zones'.</p> <p>Bicester should have a similar LDO to Science Vale UK to achieve a clear presumption for development and increased employment. There is not sufficient land allocated for employment and no mention of the employment catchment area which could fulfil some employment requirements.</p>
252	Dennis	Price		Section	C.2	Bicester	Concern of increased traffic - rat running
264	Daniel	Round	OCC - Highways and Transport	Section	C.2	Bicester	<p>All Strategic site should consider; master plan, vehicle access arrangements, residential layouts, commercial specifications, strategic improvements, pedestrians and cycle routes, public transport links, drainage, rights of way, transport infrastructure. Car &amp; Cycle standards. Transport Assessment /Transport Plan. Pedestrian and safety audits. S106 / S278 Agreements. Construction traffic management plan. Routing agreement.</p>
264	Daniel	Round	OCC - Highways and Transport	Section	C.2	Bicester	<p>List of town needs should list transport. South East relief will enable sustainable movement in the direction of the town. Improvements to Junction 9 M40 should be added to list of initiatives. Section on transport need should include improving the connectivity and attractiveness of pedestrian, cycle and public transport networks across Bicester. Benefits need to be clearer. New development will maximise opportunities to create an efficient and attractive public transport network within the town. Section should mention Garden City concept. Expand reference to EWR - electrification plans.</p>

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264	Daniel	Round	OCC - Highways and Transport	Section	C.2	Bicester	Spelling & typo's. Inconsistent - town centre taking the focus of growth. Unclear text regarding town centre cores.
333	Rachel	Williams	Oxford City Council	Section	C.2	Bicester Employment development	The City Council has some concerns about the shift in the type of employment provision at Bicester e.g. to the knowledge economy as this overlaps significantly with the key sectors of the city's economy.
333	Rachel	Williams	Oxford City Council	Section	C.2	Bicester Village	Future growth in the short term is being directed towards Bicester Village, an out of town centre location, which appears contrary to the NPPF advice which seeks to direct such growth to town centres. The City Council is concerned that the proposed expansion at Bicester Village could seriously impact on the potential of the Westgate shopping centre redevelopment in Oxford.
333	Rachel	Williams	Oxford City Council	Section	C.2	Bicester transport implications	The City Council wish to be reassured that adequate infrastructure funding will be in place to mitigate the impact of growth at Bicester e.g. on the A34. A programme of measures and funding schemes should be identified to properly mitigate any additional demand arising from future housing and jobs growth.
342	Helen	Lease	RPS / Thames Valley Police	Paragraph	C.7	C.2 Bicester	Support strategic objectives. Suggest amendment to bullet point a safe and caring community.
342	Helen	Lease	RPS / Thames Valley Police	Section	C.2	Bicester	Thames Valley Police support the Masterplan process as a targeted form of community engagement. Object to the use of the Masterplan as an SPD as it contains policy consideration appropriate in the Local Plan. For Example the proposed road. Masterplan should also not be use to add unnecessary financial burdens. Should form part of the Local Plan evidence base.
381	Conor	Moloney	BioRegional Development Group	Paragraph	C.7	C.2 Bicester	Scope for greater integration. NW Bicester site with the rest of the town, complementary innovation in sustainable development - retro fitting etc.. Extending the towns tourism offer through complementary attractions. E.g. RAF Bicester. Securing sustainable growth through new job opportunities,

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66	Gemma	Care	Barton Willmore /Bicester Sports Association	Paragraph	C.8	Meeting the Challenge of Developing a Sustainable Economy in Bicester	Para C.8 - C.12 - Agree with key challenges.
107	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	C.8	Meeting the Challenges of Developing a Sustainable Economy in Bicester	Paragraph C.8 should reference Oxford and Silverstone.
166	Ben	Jackson	Bicester Chamber	Paragraph	C.8	Developing a sustainable economy	Supports recognition of specialist skills that exist in Bicester
252	Dennis	Price		Section	C.8	Bicester	Development at Bicester will compound flooding at Otmoor - issue insufficiently addressed.
317	Robert	Tustain		Section	C.8	Bicester	Suggest Free short term parking and pay for long term.
214	Peter	Frampton	Framptons / Albion Land PLC	Paragraph	C.11	Meeting the Challenge of Developing a Sustainable Economy in Bicester	Objection. Failure to understand market Place.
166	Ben	Jackson	Bicester Chamber	Paragraph	C.12	Meeting the Challenge of Developing a Sustainable Economy in Bicester	Welcomes the potential for developing the low carbon skills area
66	Gemma	Care	Barton Willmore /Bicester Sports Association	Paragraph	C.13	Meeting the Challenge of Developing a Sustainable Economy in Bicester	Par C.13 - C.24 - Agree with statements.

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166	Ben	Jackson	Bicester Chamber	Paragraph	C13	Meeting the Challenge of Developing a Sustainable Economy in Bicester	The need to balance employment land with the increase in houses is supported but the plan should not be overly prescriptive on types and uses.
214	Peter	Frampton	Framptons / Albion Land PLC	Paragraph	C.13	Meeting the Challenge of Developing a Sustainable Economy in Bicester	Objection. Failure to understand market Place.
87	Colin	Cockshaw	Bicester Against Eco-Con (BaECON)	Paragraph	C.14	Meeting the Challenge of Developing a Sustainable Economy in Bicester	Object to expansion at Bicester Village on the grounds that as a major tourist attraction it is in an unsustainable location and inconsistent with the objectives of the Eco-town. Delete reference.
377	Richard	Foot	GVA / Value Retail (Bicester Village)	Paragraph	C.14	Meeting the Challenge of Developing a Sustainable Economy in Bicester	Support promotion of the sustainable expansion of Bicester Village.
71	Brett	Chambers	Wendlebury Parish Council	Paragraph	C.15	Meeting the Challenge of Developing a Sustainable Economy in Bicester	No mention of what nature or form the appropriate mitigation for Wendlebury would form in the Local Plan. The Masterplan does not mention Wendlebury at all.
377	Richard	Foot	GVA / Value Retail (Bicester Village)	Paragraph	C.15	Meeting the Challenge of Developing a Sustainable Economy in Bicester	Support improved links Bicester Village and Town Centre . Better access by Train through Evergreen 3 project.
378	Richard	Foot	GVA / Bicester Business Park	Paragraph	C.15	C.2 Bicester	Support improved links between Bicester Business Park, Bicester Village and Town Centre . Better access by Train through Evergreen 3 project.

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340	Dominic	Woodfield	Bioscan	Paragraph	C.17	Meeting the Challenge of Building a Sustainable Community in Bicester	Opportunity to increase green space at Gavray Drive.
342	Helen	Lease	RPS / Thames Valley Police	Paragraph	C.17	Meeting the Challenges of Building a Sustainable Community in Bicester	Additional challenge suggested. Police infrastructure.
107	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	C.19	Meeting the Challenges of Building a Sustainable Community in Bicester	Paragraph C.19 should put greater emphasis in respect of connectivity to the South and the Oxford Regional Hub. Amendment suggested.
166	Ben	Jackson	Bicester Chamber	Paragraph	C.19	Meeting the Challenges of Building a Sustainable Community in Bicester	The durability of the town centre is under increasing pressure from out of town/edge of town retail outlets and internet shopping. The impact of proposals should be considered not just on the town centre but on the cumulative effect.
340	Dominic	Woodfield	Bioscan	Paragraph	C.21	Meeting the Challenge of Ensuring Sustainable Development in Bicester	Opportunity to increase Green Infrastructure.
264	Daniel	Round	OCC - Archaeology	Paragraph	C.22	Meeting the Challenge of Ensuring Sustainable Development in Bicester	Challenges should list archaeological deposits. Should also list Para C.122 bullet point 1.

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264	Daniel	Round	OCC - Ecology	Paragraph	C.22	Meeting the Challenge of Ensuring Sustainable Development in Bicester	SACs are designated for European Infrastructure and should be protected, Green Infrastructure can contribute towards reducing deprivation, promoting healthy living and reducing obesity.
340	Dominic	Woodfield	Bioscan	Paragraph	C.22 First Bullet	Meeting the Challenge of Ensuring Sustainable Development in Bicester	Concern regarding the severing effect of SE Ring Road. Suggest a more co-ordinated Green Infrastructure Strategy.
340	Dominic	Woodfield	Bioscan	Paragraph	C.22 Third Bullet	Meeting the Challenge of Ensuring Sustainable Development in Bicester	Concern that development at Gavray Drive includes the destruction of a Local Wildlife site. Suggest change to reserved matters.
340	Dominic	Woodfield	Bioscan	Paragraph	C.22 Forth Bullet	Meeting the Challenge of Ensuring Sustainable Development in Bicester	See Green Infrastructure comment
107	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	C.24	Meeting the Challenges of Ensuring Sustainable Development in Bicester	Support para C.24
340	Dominic	Woodfield	Bioscan	Paragraph	C.24 First & Third Bullet	Meeting the Challenge of Ensuring Sustainable Development in Bicester	See Green Infrastructure comment
66	Gemma	Care	Barton Willmore /Bicester Sports Association	Paragraph	C.25	Bicester in 2031	Broadly supported.

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377	Richard	Foot	GVA / Value Retail (Bicester Village)	Paragraph	C.25	Bicester in 2031	Support expansion of Bicester Village and Town Centre as a more important retail and leisure centre as part of the improvement to Bicester's self sustaining economy.
264	Daniel	Round	OCC - Strategic Planning Consultations	Paragraph	C.26	Bicester in 2031	Housing figure 6,997 does not match housing trajectory 6,579. NW Bicester has some way to go before completed. Site is expected to contribute to strategic infrastructure.
264	Daniel	Round	OCC - Highways and Transport	Paragraph	C.26	Bicester in 2031	New aspiration - sustainable transport network. Wording supplied.
309	Sarah Caroline	Turner		Paragraph	C.28	Bicester in 2031	Should refer to new Hospital at Bicester.
340	Dominic	Woodfield	Bioscan	Paragraph	C.28	Bicester in 2031	See Green Infrastructure comment
340	Dominic	Woodfield	Bioscan	Paragraph	C.30	What will happen and where	Suggest change to reserved matters.
107	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	C.42	Employment	Object to para C.42 should refer to Gateway.
34	Carmelle	Bell	Thames Water	Policy	Bicester 1	North West Bicester Eco-Town	It is TW understanding that the eco town aims to achieve water neutrality. TW suggests to add new wording requiring liaison with Thames Water and Environment Agency to agree a water strategy with the objective of achieving a water neutral development.
36	Reuben	Bellamy	CALA Homes Ltd	Policy	Bicester 1	North West Bicester Eco-town	Concern regarding the risk associated with the delivery of few number of strategic sites at Bicester. Failure of 5-year housing land supply requires a 20% buffer brought forward in the Plan period. Preference for smaller sites. Suggest current delivery rate of 680 units against the Council's trajectory of 1,290 unit.
36	Reuben	Bellamy	CALA Homes Ltd	Policy	Bicester 1	North West Bicester Eco-town	Eco-town site identified after South West RSS Plan published in May 2009. Case therefore for higher growth at Bicester. Question if the Eco-town site is available and deliverable. Will Eco-town criteria prove viable? Significant infrastructure cost e.g. distributor road. Flood zone 2 & 3. Propose a dispersed approach to growth.

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38	Rachael	Blakey	Bucknell Parish Council	Policy	Bicester 1	North West Bicester Eco-town	Questions who is leading the project. Concern regarding increased traffic, noise and light pollution.
76	Diane	Clarke	Network Rail	Policy	Bicester 1	North West Bicester Eco-town	NR wishes clarification that the appropriate crossing is a footbridge or road bridge crossing to a specification agreed with NR. Level crossing is not acceptable. NR made representations to the planning application on the north east part of Bicester 1 seeking contributions towards railway / station improvements.
79	David	Coates	Kingerlee Homes	Policy	Bicester 1	North West Bicester Eco-town	Policy is unclear in respect of the exact infrastructure requirements for the Bicester Eco-town.
87	Colin	Cockshaw	Bicester Against Eco-Con (BaECON)	Policy	Bicester 1	North West Bicester Eco-Town	Housing target for Bicester up to 2026 is significantly greater than the South East Regional Plan target. Object to allocation of North West Bicester. Policy does not reflect an aging population and high percentage of over 60s anticipated. Policy Bicester 1 should make provision for housing designed for older people and care homes and recognise that they may have special needs to be met in development.
87	Colin	Cockshaw	Bicester Against Eco-Con (BaECON)	Policy	Bicester 1	North West Bicester Eco-Town	Object to the proposed development at North West Bicester on the grounds that there is no need for development here within the Plan period, loss of countryside, coalescence of Bucknell, reasonable alternatives have not been considered and failure to meet PDL target. Delete Policy.
87	Colin	Cockshaw	Bicester Against Eco-Con (BaECON)	Policy	Bicester 1	North West Bicester Eco-Town	Concern that Eco-town standards will not be met at North West Bicester. Suggest phasing standards more gradually and applying town wide. Delete Policy.
87	Colin	Cockshaw	Bicester Against Eco-Con (BaECON)	Policy	Bicester 1	North West Bicester Eco-Town	Object to North West Bicester on the grounds that it is remote from the town centre, existing secondary schools, main employment areas and the stations and linkages are poor. Suggest the Plan outlines improvements to the towns road links and public transport.
87	Colin	Cockshaw	Bicester Against Eco-Con (BaECON)	Policy	Bicester 1	North West Bicester Eco-Town	Consider a new Secondary School is required as part of the planned growth and the location and timing should be considered in the Plan.

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119	Peter	Frampton	Framptons	Policy	Bicester 1	North West Bicester Eco-Town	Local Plan should reassess design & place shaping principals due to economic climate. Should reflect Garden Suburbs rather than Eco-town principals.
152	Andrew	Hickman	Middleton Stoney Parish Council	Policy	Bicester 1	North West Bicester Eco Town	The reduction in houses for the plan period from 5000 to 1794 is welcomed but this site in the rural area outside the existing perimeter road should not be developed.
152	Andrew	Hickman	Middleton Stoney Parish Council	Policy	Bicester 1	North West Bicester Eco Town	Planning permission for an exemplar village has been permitted although a masterplan for the whole site has not been delivered. Without the masterplan there seems to be a lack of planned infrastructure to serve this development.
152	Andrew	Hickman	Middleton Stoney Parish Council	Policy	Bicester 1	North West Bicester Eco Town	Projections have been based on unrealistic land values and it is not certain where total funding will come from. We must assume that the intention is to ultimately build 5000 houses and financial viability for the whole should be established.
152	Andrew	Hickman	Middleton Stoney Parish Council	Policy	Bicester 1	North West Bicester Eco Town	The majority of the site is productive agricultural land with DEFRA and others highlighting the need for food production it is questionable whether this land should be used for housing.
152	Andrew	Hickman	Middleton Stoney Parish Council	Policy	Bicester 1	North West Bicester Eco Town	It is unrealistic to expect that the residents of NWB will work in the employment areas proposed. Many will commute away and there will also be commuting to the employment areas when created.
165	Antony	Ives	Bicester (and villages) Against Sham Eco-town (BASE)	Policy	Bicester 1	North West Bicester Eco-town	Object to Bicester 1; scale of development over 1,000 acres, no consultation, no environmental appraisal. No study of alternatives, no public Inquiry, would harm Bicester and nearby villages, more vehicles and school children, Eco-town process is unlawful, 100% agricultural farm land, alternative site are available on Brownfield land, South East Plan target is only 5,000 dwg why have more? , additional car trips will be generated, unlikely to be 5,000 new jobs, new shops will damage town centre, Plan devised by Councillors from outside the area, site does not have Minster approval.
165	Antony	Ives	Bicester (and villages) Against Sham Eco-town (BASE)	Policy	Bicester 1	North West Bicester Eco-town	Site capacity is likely to be near 8,000 homes rather than advertised 5,000 homes given modern density standards.

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165	Antony	Ives	Bicester (and villages) Against Sham Eco-town (BASE)	Policy	Bicester 1	North West Bicester Eco-town	Concern at scale of Bicester growth - 30,000 unto 60,000 population.
165	Antony	Ives	Bicester (and villages) Against Sham Eco-town (BASE)	Policy	Bicester 1	North West Bicester Eco-town	Surplus MOD land preferred for residential growth. Close to railway stations.
165	Antony	Ives	Bicester (and villages) Against Sham Eco-town (BASE)	Policy	Bicester 1	North West Bicester Eco-town	There is no requirement to allocate an eco-town if a better way of meeting future needs exists.
165	Antony	Ives	Bicester (and villages) Against Sham Eco-town (BASE)	Policy	Bicester 1	North West Bicester Eco-town	Do not consider Eco-town is viable and therefore undeliverable.
165	Antony	Ives	Bicester (and villages) Against Sham Eco-town (BASE)	Policy	Bicester 1	North West Bicester Eco-town	Insufficient public consultation or public meetings have been carried out by the Council.
193	Susan	Mackrell	Bicester Town Council	Policy	Bicester 1	North West Bicester Eco-town	Policy is incomplete. Health and Utilities have not been specified. Timing of education provision will be key and needs to be integrated into the build out and delivery of new homes.
205	Jack	Moeran	Environment Agency	Policy	Bicester 1	North West Bicester Eco-Town	Not consistent with National Policy (Eco-towns - A supplement to PPS1). If CDC is seeking to future proof the Local Plan should PPS1 eco towns supplement be removed, all elements of the PPS1 eco town policy should be included within the Local Plan policy.
214	Peter	Frampton	Framptons / Albion Land PLC	Policy	Bicester 1	North West Bicester Eco-Town	Object to reference to 'Use Classes: Sustainable Lifestyle Employment as it is not a use class. Should refer to B1, B2 & B8.
214	Peter	Frampton	Framptons / Albion Land PLC	Policy	Bicester 1	North West Bicester Eco-Town	Policy is too prescriptive re design & jobs created.
231	Steven	Neal	Boyer Planning / Redrow Homes & Wates Developments	Policy	Bicester 1	North West Bicester Eco-town	Concern at the early delivery of site.
249	Anthony	Powell	Highways Agency	Policy	Bicester 1	North West Bicester Eco-town	Broadly supportive of Eco-town development have concerns as to the operation of M40 Junctions 9 & 10 when Eco-town is developed. Minor wording changes suggested.

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261	Michael	Richards (Rtd)	Rep form	Policy	Bicester 1	North West Bicester Eco-town	Objection to the mixed use housing and employment allocation at Site R2 as it was previously allocated green space / eco-town housing in the 2009 Eco-town Plan. Land is unsuitable for employment uses (Business / Warehouse) as roads and infrastructure are not suitable. Consider western boundary of allocation is arbitrary and has not been based on sound Planning arguments. Suggest any development in this location is sympathetically designed to respect existing properties, Site R2 should be residential only and should reflect Farrells document June 2009.
264	Daniel	Round	OCC - Strategic Planning Consultations	Policy	Bicester 1	North West Bicester Eco-town	School at heart of community
264	Daniel	Round	OCC - Archaeology	Policy	Bicester 1	North West Bicester Eco-town	Potential for archaeological deposits should be should be noted. Wording supplied.
264	Daniel	Round	OCC - Ecology	Policy	Bicester 1	North West Bicester Eco-town	Existing habitats should also be protected. Does Code Level 6 require high quality biodiversity mitigation, compensation and enhancement. Masterplanning exercise should consider biodiversity.
264	Daniel	Round	OCC - Highways and Transport	Policy	Bicester 1	North West Bicester Eco-town	Growth should be concentrated near B4030, B4100 & A4095. Should mention the emphasis on sustainable modes including public transport. Should be more than one bridge / sub way to cross railway line. Effective movement strategy required. Connectivity to existing town important. Commercially self sustaining service. LTP3 refers to Rapid Bus Route. 4th Bullet point should be removed.
273	Kate	Skingley	David Lock Associates	Policy	Bicester 1	North West Bicester Eco-town	Gallagher Estates as landowner support Policy Bicester 1 as deliverable and contributing to the District's Housing supply.
274	Tom	Smailes	Kemp & Kemp / Leda Properties	Policy	Bicester 1	North West Bicester Eco-town	Discrepancy between Bicester 1 & Bicester Plan in respect of housing provision.

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279	Martin	Small	English Heritage	Policy	Bicester 1	North West Bicester Eco-Town	It will be important to consider impacts (positive and negative), upon the wider area to be in accordance with NPPF paras 126, 128, 129 and 138. Add new principle: 'Retention of and respect for the historic significance of heritage assets within and adjacent to the development area, particularly the Grade II listed structures at Hinley Farm and Home Farmhouse, the Grade II* listed church of St Lawrence at Caversfield, the historic town centre and RAF Bicester.
334	Alex	Wilson	Barton Willmore /A2 Dominion	Policy	Bicester 1	North West Bicester Eco-town	Support identification of North West Bicester. Concern at the level of prescriptive detail within policy. Insufficient flexibility. Further work required regarding inter-relationship between strategic sites and infrastructure.
342	Helen	Lease	RPS / Thames Valley Police	Policy	Bicester 1	North West Bicester Eco-town	Evidence base appears to be missing. Policy is vague in many areas including employment provision. Question what sustainable lifestyle employment is? Masterplan should demonstrate how the eco-town standards set in the Eco-town PPS will be achieved. Education provision is unclear and should be based on up to date population projections. Little guidance on health, access and movement & utilities. Code level 6 is unjustified. Not viable or deliverable. Most of the design principles are general and not site specific. One job opportunity per new dwelling.
381	Conor	Moloney	BioRegional Development Group	Policy	Bicester 1	North West Bicester Eco-town	Reference to Garden City should be expanded. Perhaps Garden Suburb is more appropriate given its size, mix of uses and residential character. This may not be appropriate to the level of innovation and ambition the project presents. Tension between Eco-town and garden cities concepts are not resolved i.e. focus on sustainability or environmental quality. Title should go beyond location and instead communicate its sustainable development intent.
381	Conor	Moloney	BioRegional Development Group	Policy	Bicester 1	North West Bicester Eco-town	For the avoidance of confusion the development standards should be set out once only and we recommend the following standards to be included or taken from the Eco-town PPS. Standards set out.

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381	Conor	Moloney	BioRegional Development Group	Policy	Bicester 1	North West Bicester Eco-town	Infrastructure Needs - Should refer to code level 5 and not 6. Reflecting Eco-Bicester One Shared Vision.
381	Conor	Moloney	BioRegional Development Group	Policy	Bicester 1	North West Bicester Eco-town	Access and Movement - Should state importance of connecting the whole NW Eco-town site with the existing town and town centre.
1	A S	Adams		Policy	Bicester 2	Graven Hill	Objection to 1,900 new homes at Graven Hill (Policy Bicester 2), demand met by Kingsmere and Eco-town development.
1	A S	Adams		Policy	Bicester 2	Graven Hill	Objection to line of proposed ring road and link with existing A41 on the grounds that it does not respect the countryside or the people living in the area. Other issues; increased noise and pollution at Wendlebury, rat running / safety concerns, inevitable coalescence of Wendlebury, Flooding of Wendlebury, additional access to village, further isolation of village between major routes. Suggest link connects at traffic island outside Bicester. Route will impact on Green Belt & will be more expensive to construct due to length.
36	Reuben	Bellamy	CALA Homes Ltd	Policy	Bicester 2	Graven Hill	Delivery concerns. Preference for dispersed growth over strategic sites. Significant infrastructure costs.
71	Brett	Chambers	Wendlebury Parish Council	Policy	Bicester 2	Graven Hill	WPC does not object to the development of Graven Hill into mixed use. However, the criteria that it requires a relief road to enable its development and that the development contributes to the cost are unsustainable along the proposed route. The scheme has not considered the transport movements it will create and their effect on the existing transport network.
150	Tim	Hibbert		Policy	Bicester 2	Graven Hill	Plan is out of date. Map does not show Wendlebury or new ring road. Route options were not made available. Format of questionnaire was predicated to support the proposal. No thought on how to protect rural communities.
152	Andrew	Hickman	Middleton Stoney Parish Council	Policy	Bicester 2	Graven Hill	Welcome the allocation
183	Rob	Kinchin-Smith	Banbury Civic Society	Policy	Bicester 2	Graven Hill	Sites heritage has not been mentioned. Possible National Centre for Military Railways.

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193	Susan	Mackrell	Bicester Town Council	Policy	Bicester 2	Graven Hill	Policy is incomplete. Health and Utilities have not been specified. Timing of education provision will be key and needs to be integrated into the build out and delivery of new homes. Connectivity of transport links must be maximised. No mention of Evergreen 3 and other rail improvements. Perimeter road needs further investigation to minimise impact on Arcott.
231	Steven	Neal	Boyer Planning / Redrow Homes & Wates Developments	Policy	Bicester 2	Graven Hill	Concern at the early delivery of site.
240	Ellen	O'Grady	Defence Infrastructure Organisation	Policy	Bicester 2	Graven Hill	The land uses listed are unduly prescriptive. Land uses A1, A2, A3, A5 ,C1 and D1 should be encouraged. HCA figures indicate that 2070 new jobs could potentially be generated . It is unclear from where the 2470 figure in the Policy was derived.

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240	Ellen	O'Grady	Defence Infrastructure Organisation	Policy	Bicester 2	Graven Hill	<p>Bullet point 8 - MOD recognise the aspiration to provide a perimeter road and can facilitate it within the confines of the site and provide a bridge over the railway sidings but cannot provide infrastructure on land outside the MOD boundary.</p> <p>Bullet point 11 - Redevelopment of Graven Hill shall provide suitable connectivity to the town centre and when appropriate the PROW networks. MOD cannot control access over land outside its ownership. The site cannot link the Bicester Business Park due to land ownership constraints and the railway embankment.</p> <p>Bullet point 14 - Ecological studies have been produced as part of the Graven Hill planning application. MOD or its successors should not have to produce a survey examining the effects of any other developments .</p> <p>Bullet point 21 - The Council has failed to provide sufficient evidence to validate the requirement for self build.</p> <p>Bullet point 22- No justification to require exemplary standards more onerous than those set at national level.</p> <p>Bullet point 25 - A scheme for SuDS can only be developed at Reserved Matters stage. Information is not sufficiently detailed to justify specifications of particular techniques in particular parts of the site.</p>
249	Anthony	Powell	Highways Agency	Policy	Bicester 2	Graven Hill	Policy text suggestion - improvements to local and strategic road network.
264	Daniel	Round	OCC - Ecology	Policy	Bicester 2	Graven Hill	Graven Hill Local Wildlife Site contains Great Crested Newts, a European Protected Species. Ancient Woodland with notable rare species. Concern that new residents will disturb site. Plan should include an Ecological strategy. Bicester Wetland Reserve Local Wildlife Site (located between Bicester 10, 4 & 2) contains many rare species. Cumulative impact of development should be assessed include potential isolation of the LWS and disruption of to the wildlife. Impact on River Ray Conservation Target Area must also be assessed and must not harm the integrity of the ecology.

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274	Tom	Smailes	Kemp & Kemp / Leda Properties	Map	Bicester 2	Graven Hill	Amend map to include Langford Park Farm within Bicester 2 Graven Hill.
279	Martin	Small	English Heritage	Policy	Bicester 2	Graven Hill	Proposed new link road between A41 and A4421 will be within the setting of the schedule monument of Alchester Roman Town and may cause substantial harm by isolating the monument from its setting. It is unclear whether the proposal will achieve the aims of NPPF in paragraphs 126 and 132. Further consideration needs to be given to the acceptability or otherwise of this proposed relief road.
287	Jennifer	Spear	Ambrosden Parish Council	Policy	Bicester 2	Graven Hill	Policy title is misleading - should be re-titled Ambrosden North West.
36	Reuben	Bellamy	CALA Homes Ltd	Policy	Bicester 3	South West Bicester Phase 2	Delivery concerns. Preference for dispersed growth over strategic sites.
152	Andrew	Hickman	Middleton Stoney Parish Council	Policy	Bicester 3	South West Bicester Phase 2	Welcome the allocation
193	Susan	Mackrell	Bicester Town Council	Policy	Bicester 3	South West Bicester Phase 2	Policy is incomplete. Health and Utilities have not been specified. Timing of education provision will be key and needs to be integrated into the build out and delivery of new homes. Support policy.
249	Anthony	Powell	Highways Agency	Policy	Bicester 3	South West Bicester Phase 2	Seek assessment and mitigation on the SRN of Policy.
264	Daniel	Round	OCC - Archaeology	Policy	Bicester 3	South West Bicester Phase 2	Archaeological potential should be noted in Key Site Specific Design.
264	Daniel	Round	OCC - Ecology	Policy	Bicester 3	South West Bicester Phase 2	Support assessment - site has relatively low ecological value other than small number of hedgerows and trees. Boundary includes rare species of butterflies.
264	Daniel	Round	OCC - Highways and Transport	Policy	Bicester 3	South West Bicester Phase 2	Delete extend phase 1 bus service. Improve walking and cycle instead.
279	Martin	Small	English Heritage	Policy	Bicester 3	South West Bicester Phase 2	EH supports the key principles relating to Chesterton Conservation Area, cultural heritage and archaeology.

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328	Tom	Whild	Terrence O'Rourke Ltd / Countryside Properties (Bicester) Ltd	Policy	Bicester 3	South West Bicester Phase 2	Support inclusion of South West Bicester Phase 2 within the Local Plan. Remove farm buildings at Whitelands Farm from the strategic allocation, site subject to of separate planning application and conversion.
328	Tom	Whild	Terrence O'Rourke Ltd / Countryside Properties (Bicester) Ltd	Policy	Bicester 3	South West Bicester Phase 2	Object to the inclusion of 2.8ha of B1 employment land - provision has been elsewhere within the Plan. Represents 18 year supply or 35 years at depressed rates. Could cause visual harm to residential development. Lead to over provision. Could reduce housing density infrastructure delivery, reduce viability, housing supply. Negative impact on character and design.
328	Tom	Whild	Terrence O'Rourke Ltd / Countryside Properties (Bicester) Ltd	Policy	Bicester 3	South West Bicester Phase 2	Object to proposed housing capacity of 650 dwg site has potential for up to 750 dwg. Capacity testing set at 700 dwg. Enable flexibility.
328	Tom	Whild	Terrence O'Rourke Ltd / Countryside Properties (Bicester) Ltd	Policy	Bicester 3	South West Bicester Phase 2	Object to requirement for two form entry primary school, analysis demonstrates need for only one form with a site are of 1.2ha. Suggest a continuous site of 1ha for future demand. Masterplan will identify 2.2ha of land but only expect a one form school to be provided.
328	Tom	Whild	Terrence O'Rourke Ltd / Countryside Properties (Bicester) Ltd	Policy	Bicester 3	South West Bicester Phase 2	Object to Health - requirement to be confirmed. Countryside are already delivering a 2.69ha health village with sufficient capacity to meet additional demand. Do not consider additional health facilities are required. Insufficient detail.
328	Tom	Whild	Terrence O'Rourke Ltd / Countryside Properties (Bicester) Ltd	Policy	Bicester 3	South West Bicester Phase 2	Object to requirement for community centre. Phase 1 provides a community centre within easy walking distance. A centre in phase 2 would likely compete. Suggest a local store operator could be attracted - would only require a population of 2,000-5,000 to support rather than 5,000-10,000.
328	Tom	While	Terrence O'Rourke Ltd / Countryside Properties (Bicester) Ltd	Policy	Bicester 3	South West Bicester Phase 2	Support provision of land for a community wood land - object to the sole responsibility for management, preference partnership relationship.
328	Tom	While	Terrence O'Rourke Ltd / Countryside Properties (Bicester) Ltd	Policy	Bicester 3	South West Bicester Phase 2	Support requirement for Extra care housing / self build. Requirement should form part of affordable housing contribution.

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45	Gemma	Brickwood	Turley Associates / Sainsbury	Policy	Bicester 4	Bicester Business Park	Unclear definition of appropriate and complementary uses and how these will help to secure office floorspace. Further evidence required.
193	Susan	Mackrell	Bicester Town Council	Policy	Bicester 4	Bicester Business Park	Support policy. Prestige gateway should reflect high status jobs. Want to see road links improved to further cement position.
205	Jack	Moeran	Environment Agency	Policy	Bicester 4	Bicester Business Park	The policy wording needs to be stronger and be amended to read: 'There will be no built development within flood zone 3'. Ideally would prefer the policy wording to include not having built development in Flood Zone 2 either but appreciate that this is aspiration and not explicitly stated in the NPPF.
249	Anthony	Powell	Highways Agency	Policy	Bicester 4	Bicester Business Park	Seek assessment and mitigation on the SRN of Policy.
264	Daniel	Round	OCC - Ecology	Policy	Bicester 4	Bicester Business Park	Permission granted - no comment.
264	Daniel	Round	OCC - Highways and Transport	Policy	Bicester 4	Bicester Business Park	Amendment to text suggested. Policy should be clearer about pedestrian / cyclist access between sites in Southern Bicester.
279	Martin	Small	English Heritage	Policy	Bicester 4	Bicester Business Park	EH supports that there should be a staged programme of archaeological work in liaison with statutory consultees.
367	P	Keywood		Policy	Bicester 4	Bicester Business Park	Object to Policy Bicester 4 use class B1 not appropriate in location. Suggest more flexible approach including town centre uses e.g. C1 & A1. Policy conflicts with existing Planning Permission.
378	Richard	Foot	GVA / Bicester Business Park	Policy	Bicester 4	Bicester Business Park	Wording at para B.62 should be incorporated into Policy Bicester 4. Proposed Tesco application at Bicester Business Park is considered to complement existing Business uses, and will provide a new access road.
371	P	Keywood		Paragraph	C.67	Strategic Development: Bicester 5 - Strengthening Bicester Town Centre	Object to para C.67 on the grounds that it is not based on up to date evidence. 2012 Update Retail Study has not yet been published.

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45	Gemma	Brickwood	Turley Associates / Sainsbury	Paragraph	C.68	Strategic Development: Bicester 5 - Strengthening Bicester Town Centre	Unclear how expansion to Town Centre is justified. Further evidence required.
166	Ben	Jackson	Bicester Chamber	Paragraph	C.68	Strategic Development: Bicester 5 - Strengthening Bicester Town Centre	This paragraph should be strengthened; a town centre needs to be created to meet the needs of 50,000+ residents as the town grows and to compete with other local retail centres.
45	Gemma	Brickwood	Turley Associates / Sainsbury	Policy	Bicester 5	Strengthening Bicester Town Centre	Unclear how expansion to Town Centre is justified. Further evidence required.
87	Colin	Cockshaw	Bicester Against Eco-Con (BaECON)	Policy	Bicester 5	Strengthening Bicester Town Centre	Concern at the lack of proposed retail proposals in the town centre. In Policy Bicester 5 insert a clear framework for future development of the town centre.
193	Susan	Mackrell	Bicester Town Council	Policy	Bicester 5	Strengthening Bicester Town Centre	Support policy. Commitment required to provide shopping and leisure opportunities for growing town. Welcome commitment to replace any town centre green spaces lost. Prefer Bicester Masterplan version.
264	Daniel	Round	OCC - Ecology	Policy	Bicester 5	Strengthening Bicester Town Centre	Opportunities should be pursued for Green Infrastructure, SuDS & biodiversity in buildings.
264	Daniel	Round	OCC - Highways and Transport	Policy	Bicester 5	Strengthening Bicester Town Centre	Access to town centre & movement within area.
279	Martin	Small	English Heritage	Policy	Bicester 5	Strengthening Bicester Town Centre	EH would like to see a reference to the Conservation Area, potential archaeological interest and listed building in this policy.
377	Richard	Foot	GVA / Value Retail (Bicester Village)	Policy	Bicester 5	Strengthening Bicester Town Centre	Support policy. Extension to Town Centre Boundary should be extended further to encompass Bicester Village. This approach would reflect WYG Masterplan for Specialist Retail Quarter.
193	Susan	Mackrell	Bicester Town Council	Policy	Bicester 6	Bure Place Town Centre Redevelopment Phase 2	Strongly support policy.

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264	Daniel	Round	OCC - Ecology	Policy	Bicester 6	Bure Place Town Centre Redevelopment Phase 2	Opportunities should be perused for Green Infrastructure, SuDS & biodiversity in buildings.
264	Daniel	Round	OCC - Highways and Transport	Policy	Bicester 6	Bure Place Town Centre Redevelopment Phase 2	Access to town centre & movement within area.
279	Martin	Small	English Heritage	Policy	Bicester 6	Bure Place Town Centre Redevelopment Phase 2	EH would like to see a reference to the Conservation Area, potential archaeological interest and listed building in this policy.
11	Vicky	Aston		Paragraph	C.80	Strategic Development: Bicester 7 - Meeting the Need for Open Space, Sport and Recreation	Support the Council's commitment to undertake further work on the need for sports facilities in Bicester.
66	Gemma	Care	Barton Willmore /Bicester Sports Association	Paragraph	C.83	Strategic Development: Bicester 7 - Meeting the Need for Open Space, Sport and Recreation	Support statement that there is a need to relocate facilities at Oxford Road site. Concern at the inconsistency between Local Plan and Masterplan. The Masterplan identifies Pringle Fields within Town Centre Action Area and in the Civic and Cultural Quarter.
337	Roger	Wise		Paragraph	C 83	Strategic Development: Bicester 7 - Meeting the Need for Open Space, Sport and Recreation	The proposed New Town Park- Pingle Field, Oxford Road Site is in a inappropriate location as it adjoins the Pingle Drive Road. The road carries the majority of visitors to Bicester Village (5.5 million). These vehicles will give toxic emissions which will be a health threat to the new town park users.

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262	Donald	Robinson	Royal Pioneer / Stratton Audley Quarry	Paragraph	C.85	Strategic Development Bicester 7 - Meeting the Need for Open Space, Sport and Recreation	Object to the proposed development at Stratton Audley Quarry as a new Country Park on the grounds that wildlife would be disturbed, safety concerns reflecting the deep water & disturbance to anglers. Quarry should continue to be used as and be looked after by the Royal Pioneer Angling Association. Area outside the fishing lake should be developed as a Nature Reserve. Long distance footpath is unrealistic.
66	Gemma	Care	Barton Willmore /Bicester Sports Association	Policy	Bicester 7	Meeting the Need for Open Space, Sport and Recreation	Support principle of relocating existing facilities at Oxford Road (Pringle Fields) and proposals to concentrate facilities to one site at Chesterton. Enabling cost effective management. Higher quality facilities.
193	Susan	Mackrell	Bicester Town Council	Policy	Bicester 7	Meeting the need for Open Space, Sport and Recreation	Strongly support policy. In particular commitment to open up green spaces to the wider public for leisure pursuits.
264	Daniel	Round	OCC - Highways and Transport	Policy	Bicester 7	Meeting the Need for Open Space, Sport and Recreation	Wording suggested.
340	Dominic	Woodfield	Bioscan	Policy	Bicester 7	Meeting the Need for Open Space, Sport and Recreation	Outline proposal at Gavray Drive compromise delivery of Green Infrastructure along railway line.
112	Keith	Dixon	Launton Parish Council	Policy	Bicester 8	RAF Bicester	Supports the preservation of RAF Bicester
193	Susan	Mackrell	Bicester Town Council	Policy	Bicester 8	RAF Bicester	Town Council support the continuation of flying at RAF Bicester. Support heritage tourism on the site with associated benefits.

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203	Rebecca	Micklem	BBOWT	Policy	Bicester 8	RAF Bicester	RAF Bicester is a proposed Local Wildlife Site thought likely to support habitats and/or species of County importance. However, this is not mentioned in the contextual text and it would appear that no ecological assessment of the area has been undertaken. This is needed to ensure that the policy is appropriate in terms of biodiversity impacts, to identify requirements for biodiversity protection, mitigation and enhancement, and to ensure compliance with NPPF paragraph 165.
240	Ellen	O'Grady	Defence Infrastructure Organisation	Policy	Bicester 8	RAF Bicester	No new assessments have been prepared/consulted on to include a policy which appears to contradict the existing Planning Brief (2009) for the site. It should be amended to state 'It will support employment, tourism, leisure, recreation, and community uses.' Although built in this period, RAF Bicester is not an inter-war airfield. The whole site is to be sold and therefore reference to the domestic site should be deleted.
241	Jane	Olds	Stratton Audley Parish Council	Policy	Bicester 8	RAF Bicester	RAF Bicester and quarry to the north should be categorised as leisure. Support Technology Park but would like to see limitations on the size and style of building. Supports bids which maintain heritage, integrity and function of airfield. Concerns with any plans to increase number and size of powered aircraft regularly using the airfield.
242	Jane	Olds	Caversfield Parish Council	Policy	Bicester 8	RAF Bicester	Would have concerns with any plans to increase the number and size of powered aircraft regularly using the airfield.
264	Daniel	Round	OCC - Ecology	Policy	Bicester 8	RAF Bicester	Sites should be given same level of protection as Local Wildlife Sites. Habitat and species survey's required. Pipistrelle Bat, Great Crested Newts at Stratton Audley Quarry. Survey required.
264	Daniel	Round	OCC - Highways and Transport	Policy	Bicester 8	RAF Bicester	Policy should mention access to the site by public transport via Caversfield Turn bus stops which are on the Oxford - Cambridge Corridor.
279	Martin	Small	English Heritage	Policy	Bicester 8	RAF Bicester	EH supports this policy for its recognition of the important historical significance of the airfield.
310	Sarah Caroline	Turner		Policy	Bicester 8	RAF Bicester	RAF Bicester, buildings and open flying field are preserved.

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205	Jack	Moeran	Environment Agency	Paragraph	C.92	Burial Site in Bicester	Support the commitment to survey land to establish the suitability of ground conditions.
193	Susan	Mackrell	Bicester Town Council	Policy	Bicester 9	Burial Site in Bicester	Support commitment on all future development to support burial provision. Feel wording is not robust enough. Prefer Bicester Masterplan text.
205	Jack	Moeran	Environment Agency	Policy	Bicester 9	Burial Site in Bicester	It must not be established in an area than this likely to have a negative impact on ground water.
264	Daniel	Round	OCC - Ecology	Policy	Bicester 9	Burial Site in Bicester	Native and local provenance planting and sowing should be encouraged within the landscape.
334	Alex	Wilson	Barton Willmore /A2 Dominion	Policy	Bicester 9	Burial Site in Bicester	Desire for a burial ground should be tested further. Need and options for its location should be fully explored.
71	Brett	Chambers	Wendlebury Parish Council	Policy	Bicester 10	Bicester Gateway	Although the opportunity to create more employment sites in Bicester are welcomed this is a clear example of Bicester spreading towards the M40 Junction 9 absorbing agricultural land. Access to the Roman Road is inadequate to high volume traffic and the knock on effect on Wendlebury and Chesterton need to be assessed.
107	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Policy	Bicester 10	Bicester Gateway	Support Bicester 10. Amendment suggested - policy should apply early in the Plan period. Should make reference to car parking ratios e.g. 1:35.
193	Susan	Mackrell	Bicester Town Council	Policy	Bicester 10	Bicester Gateway	Support policy and in particular hi tech businesses and enterprise. Gateway should be iconic. Bicester Masterplan sets out principles more clearly.
203	Rebecca	Micklem	BBOWT	Policy	Bicester 10	Bicester Gateway	The policy recognises that investigation of the biodiversity of this site is needed This information needs to be available to determine whether the allocation is appropriate. An ecological survey of the area needs to be undertaken. This is needed to ensure that the policy is appropriate in terms of biodiversity impacts, to identify requirements for biodiversity protection, mitigation and enhancement, and to ensure compliance with NPPF paras. 109 and 165
205	Jack	Moeran	Environment Agency	Policy	Bicester 10	Bicester Gateway	The policy wording needs to be stronger and be amended to read: 'There will be no built development within flood zone 3'. Ideally would prefer the policy wording to include not having built development in Flood Zone 2 either but appreciate that this is aspiration and not explicitly stated in the NPPF.

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Rep ID no.	First Name	Second Name	Organisations	Type (Policy, Para, Map, SA, Appx)	Name (Policy, Para, Map, SA, Appx)	Title (Policy, Para, Map, SA, Appx)	Summary of Representation
264	Daniel	Round	OCC - Ecology	Policy	Bicester 10	Bicester Gateway	Potential for significant harm from proposal. Bicester Wetland Reserve Local Wildlife Site (Located Between Bicester 10, 4 & 2) contains rare species. Bird interested. Water quality y& quantity should not be impacted upon. Indirect and cumulative impacts should be assessed. Potential for LWS to become isolated. Eastern part of site on the flood zone should be kept free from built development. Amend bullet point 8 to refer to 'priority'.
264	Daniel	Round	OCC - Highways and Transport	Policy	Bicester 10	Bicester Gateway	Consistency of approach. Direct bus services unlikely. Emphasis on improving walking and cycling links to Chesterton Park development. No requirement for pedestrian crossing at A41.
279	Martin	Small	English Heritage	Policy	Bicester 10	Bicester Gateway	The policy should include a principle to conserve the setting of the schedule monument by adding: 'Conservation and enhancement of the setting of Alchester Roman Town Scheduled Ancient Monument and seek opportunities to better reveal its significance.'
378	Richard	Foot	GVA / Bicester Business Park	Policy	Bicester 10	Bicester Gateway	Support focus. Policy should be more stringent in requiring Science and high tech industry only. Approach would be consistent with the WYG Masterplan. Wording supplied.
325	Antony	Watts	Hanwell Fields Development Action Group	Policy	Bicester 11	North East Bicester Business Park	Stop this. Should be for industry incubators.
193	Susan	Mackrell	Bicester Town Council	Policy	Bicester 11	North East Bicester Business Park	Support policy.
203	Rebecca	Micklem	BBOWT	Policy	Bicester 11	North East Bicester Business Park	The site falls within RAF Bicester proposed Local Wildlife Site. Despite the likely ecological value of the site, it would appear that no ecological assessment of the area has been undertaken. This is needed to ensure that the policy is appropriate in terms of biodiversity impacts, to identify requirements for biodiversity protection, mitigation and enhancement, and to ensure compliance with NPPF paras. 109 and 165
241	Jane	Olds	Stratton Audley Parish Council	Policy	Bicester 11	North East Bicester Business Park	Supports need for new employment locations but would like reassurance that buildings will not be high enough to be seen from Stratton Audley nor restrict the use of the airfield.

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264	Daniel	Round	OCC - Archaeology	Policy	Bicester 11	North East Bicester Business Park	Archaeological survey should be noted in Key Site Specific Design. Wording supplied.
264	Daniel	Round	OCC - Ecology	Policy	Bicester 11	North East Bicester Business Park	Biodiversity should be protected and enhanced. Airfield is a proposed Local Wildlife Site, unimproved grassland and value for invertebrates and birds. Pipistrelle Bat (European Protected Species) roost recorded.
264	Daniel	Round	OCC - Highways and Transport	Policy	Bicester 11	North East Bicester Business Park	New stops and walking routes.
281	Hannah	Smith	Indigo Planning Ltd / Albion Land	Policy	Bicester 11	North East Bicester Business Park	Object to land area identified on proposals map. A map is attached showing the required change. Omission Site - Land north of Skimmingdish Lane.
281	Hannah	Smith	Indigo Planning Ltd / Albion Land	Policy	Bicester 11	North East Bicester Business Park	Policy should be widened to include B1, B2 and B8 Business uses to allow greater flexibility. Approach supported by ELS (2012).
281	Hannah	Smith	Indigo Planning Ltd / Albion Land	Policy	Bicester 11	North East Bicester Business Park	Key site specific design and place shaping principles - should be subject to viability assessment to ensure allocation is deliverable.
311	Sarah Caroline	Turner		Policy	Bicester 11	North East Bicester Business Park	Concern at traffic congestion associated with new employment site. Less jobs should be pursued.
193	Susan	Mackrell	Bicester Town Council	Policy	Bicester 12	East Bicester	Support policy.
223	Peter	Frampton	Framptons / Barwood Developments	Policy	Bicester 12	East Bicester	Policy should allow for use classes B1, B2 & B8 to allow greater flexibility. Policy could make a South Eastern link road unviable.
231	Steven	Neal	Boyer Planning / Redrow Homes & Wates Developments	Policy	Bicester 12	East Bicester	Support principle of the allocation of East Bicester. Consider allowance of 150 dwg in the Plan period is an under estimate. Developer has calculated the site is capable of approximately 700 dwg in the Plan period. Including early delivery of a South East link road. At a density of 34.4 dph the 22 ha site could supply 760 dwg. Site should be phased to allow early release in the first part of the Plan period. Benefits include the release of the roundabout at A41. Employment allocation of 18ha is not all expected to come forward in the Plan period. Policy should be more flexible. Changes supplied.

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264	Daniel	Round	OCC - Archaeology	Policy	Bicester 12	East Bicester	Key site specific designation should acknowledge non-designated heritage asset - Medieval village of Wretchwick. Associated ridge and furrow form part of setting. English Heritage should be consulted on any parts of the Plan that effect the setting.
264	Daniel	Round	OCC - Ecology	Policy	Bicester 12	East Bicester	Site partly within Ray CTA. Hydrological impact concern. Advice supplied by Thompson Ecology still relevant.
264	Daniel	Round	OCC - Ecology	Policy	Bicester 12	East Bicester	Development which could harm a CTA should be resisted, Detailed habitat and species surveys should be carried out. North-eastern part of Bicester 12 is within the Ray Conservation Target Area and is part of BAP Priority Habitat.
264	Daniel	Round	OCC - Highways and Transport	Policy	Bicester 12	East Bicester	Sustainable under bullet point 6.
279	Martin	Small	English Heritage	Policy	Bicester 12	East Bicester	Bicester 12 is proposed immediately adjacent to the scheduled monument of Wretchwick Deserted Medieval Settlement and may cause significant harm to its significance contrary to NPPF paragraph 126. Need to redraw the proposal's boundaries to provide a greater buffer zone and conserve the setting of the scheduled monument. May need amendments to the development area and other figures in the policy.
287	Jennifer	Spear	Ambrosden Parish Council	Policy	Bicester 12	East Bicester	Policy title is misleading - should be re-titled Ambrosden North.
340	Dominic	Woodfield	Bioscan	Policy	Bicester 12	East Bicester	Function of green buffer and Green Infrastructure could be improved by amendments to Gavray Drive.
22	Tony	Baldry MP		Other	C.3	Banbury	Important that the Local Plan seeks to define clear boundaries for Banbury. Including using long established natural boundaries such as the Salt Way.
22	Tony	Baldry MP		Other	C.3	Banbury	There will be public debate as to exactly which sites for development should be included within Banbury Town, but the overall proposal seems sensible and proportionate.



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44	Fiona	Brereton	Drivers Jonas Deloitte/Aberdeen Property Investors	Section	C.3	Banbury	There should be an analysis of retail capacity figures to ensure the plan is compliant with the requirements of the NPPF. Once this is completed an assessment of the likely retail capacity for the town centre development sites can be identified within each site specific policy. This would be a more robust position to defend against out of centre development. The figures should be identified as Gross External Area and Net Sales Area.
56	Steven	Brown	Woolf Bond Planning / Miller Strategic Land	Paragraph	C.102 - C.128	Banbury	Object to the de-allocation of land at Warwick Road in favour of land at Hardwick Farm. Objection to Hanwell Farm being allocated in the plan rather than a reserve behind Warwick Road. Contrary to evidence base which is also incomplete. No justification for changes in Council Committee Reports. The Council's reasons for de-allocation relates to Landscape Sensitivity conflicts with evidence base. Further evidence is supplied to support objectors view - Review of Landscape work by Woolf Bond Planning and by FPCR. Unsure if criteria of Urban Form has been applied. Development at Bretch Hill has potentially greater impact on the separation of Drayton.
142	Paul	Harris		Section	C.3 Banbury	Banbury	Concern at the large scale development at Banbury on two grounds; traffic congestion in particular at the A423 & A422 & B4100 and Visual landscape impact at North of Hanwell Fields on views within Stratford District.
143	Theona	Harrop		Section	C.2 Bicester	Bicester	Objection to line of proposed ring road and link with existing A41 on the grounds that it will increase traffic, sits outside the proposed development area for Bicester and is outside the Green Buffer Zone
143	Theona	Harrop		Section	C.3 Banbury	Banbury	No consideration give to the public meeting and proximity to Wendlebury Village.
178	Andrew	Raven	Savills / Barwood Strategic Land LLP	Paragraph	C.102	Banbury	Support statement.
189	David	Keene	David Lock Associates / Gallagher Estates	Section	C.3	Banbury	Development strategy for Banbury relies on the delivery of Canalside. Comprises 34% of towns supply of land. Omission Site - Wykham Park Farm can be delivered.

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198	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	Section	C.3	Banbury	Object to growth locations at Banbury & allocation at Canalside. Southern option is preferred as low to moderate landscape sensitivity, links to the town centre.
317	Robert	Tustain		Section	C.3	Banbury	Object to the growth proposals at Banbury on the grounds that; development is distant from the town centre, no future provision for a ring road, coalescence of surrounding villages (Hanwell, Bourton, Bloxham, Twyford, Adderbury), more distribution sheds. Development is too large.
317	Robert	Tustain		Section	C.3	Banbury	All Bankside developments are disproportionate for the area.
317	Robert	Tustain		Section	C.3	Banbury	Suggest that two new junctions onto the M40 need to be built at Nell Bridge and Great Bourton to alleviate traffic from Alcan and Oxford Road respectively. Concern at traffic congestion caused by accidents on M40.
317	Robert	Tustain		Section	C.3	Banbury	Suggest avoiding building on the flood Plain and include Flood relief proposals .
331	Matthew	Williams	Drivers Jonas DeLoitte / Aberdeen Property Investors	Section	C.3	Banbury	Should be analysis of retail capacity figures to ensure Plan is compliant with NPPF. Then assessment of retail capacity for the town centre development sites can be identified within each site specific policy. Figure should be identified as Gross External Area and Net Sales Area.
380	Brian	Little	Local History Group	Section	C.3	Banbury	Plan has a clear distinction between the old town (Parsons Street and the lane together with the High Street from the Cross to the former White Lion Hotel) and the new town (referred to as Castle Quay). Established pattern in continental Europe and should feature in the future plan. Clearly market place with its historic frontage is pivotal to the whole town centre.
178	Andrew	Raven	Savills / Barwood Strategic Land LLP	Paragraph	C.104	Banbury	Salt Way is not an historic town boundary but a route way. This function is reinforced by the Sustrans Route 5. Earlier options reports make no reference to boundary. Delete paragraph.
198	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	Paragraph	C.104	C.3 Banbury	The alleged historical and ecological significance of Salt Way is not supported by evidence nor the landscape sensitivity around Banbury.

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178	Andrew	Raven	Savills / Barwood Strategic Land LLP	Paragraph	C.107	Meeting the Challenges of Developing a Sustainable Economy in Banbury	Support first bullet point. Green Buffer policy will restrict growth.
65	Tim	Byrne	Jones Lang LaSalle / Horton General Hospital	Appendix	Appendix 1	Background to Cherwell's Places	Para 1.19 - Reference to numbers of employees should be removed as prone to fluctuations over such a time frame.
126	Rose	Freeman	The Theatres Trust	Paragraph	C.118	Meeting the Challenge of Building a Sustainable Community in Banbury	Para C.119 bullet point 6 states improved cultural facilities are also needed in Banbury. No policy includes this aspiration.
178	Andrew	Raven	Savills / Barwood Strategic Land LLP	Paragraph	C.119	Meeting the Challenges of Developing a Sustainable Economy in Banbury	Local Plan should recognise that not just affordable housing but all forms of housing including market housing is a key issue. Amend bullet point 5.
198	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	Paragraph	C.119	Meeting the Challenge of Building a Sustainable Community in Banbury	Support para C.119, C.170 & C.176 and the requirement for further Cricket Pitch provision. Plan should recognise the merger of two cricket clubs at Banbury and have regard to land ownership & availability for circ 150 dwellings at White Post Road, adjoin the Banbury Cricket Club site and thereby secure a separation of Banbury from Bodicote.
65	Tim	Byrne	Jones Lang LaSalle / Horton General Hospital	Paragraph	C.120	Meeting the Challenges of Building a Sustainable Community in Banbury	Incorrect reference to hospital and does not meet objectively assessed development and infrastructure requirements. Does not reflect future health care provision. The retention of healthcare provision at the Horton Hospital is secured through alternative mechanism and should not be referenced in the Plan.

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264	Daniel	Round	OCC - Highways and Transport	Paragraph	C.121	Meeting the Challenge of Ensuring Sustainable Development in Banbury	Access to services should be defined. Key environmental challenges. Second bullet point unclear. Managing traffic congestion duplicate. Traffic management should be travel. Expand to include Electric Spine and its benefits.
178	Andrew	Raven	Savills / Barwood Strategic Land LLP	Paragraph	C.122	Meeting the Challenge of Ensuring Sustainable Development in Banbury	Protection of Salt Way is not a key environmental challenge.
198	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	Paragraph	C.122 & C.124	Meeting the Challenge of Ensuring Sustainable Development in Banbury	The alleged historical and ecological significance of Salt Way is not supported by evidence nor the landscape sensitivity around Banbury.
264	Daniel	Round	OCC - Archaeology	Paragraph	C.122	Meeting the Challenge of Ensuring Sustainable Development in Banbury	Support wording at Bullet Point 1. Apply to all other Strategic Sites.
94	John	Colegrave		Paragraph	C.124	Meeting the Challenge of Ensuring Sustainable Development in Banbury	It is considered inevitable that further growth will be required at Banbury after 2031 and if some residential developments prove unviable. In both instances it is important that all options (including land at Salt Way) remain available for further consideration. Delete reference.
178	Andrew	Raven	Savills / Barwood Strategic Land LLP	Paragraph	C.124	Meeting the Challenge of Ensuring Sustainable Development in Banbury	Object to Green Buffer Policy - Unnecessary and unjustified by evidence. Delete reference and change to landscape setting and new edge of Banbury.

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178	Andrew	Raven	Savills / Barwood Strategic Land LLP	Paragraph	C.125	Banbury in 2031	Disagree with analysis that by 2031 that there will be more opportunities for travel by foot, bicycle and bus. Banbury 2 & 4 are some of the most remote locations while land to south of Salt way is not. Banbury 2 should be reduced and allocate for employment.
254	Mark	Recchia	Banbury Town Council	Paragraph	C.126	Banbury in 2031	Support the strategy for Banbury but would have liked to see specific reference to the need for a new cemetery as referred to in Para C.119 (key community issues facing Banbury)
264	Daniel	Round	OCC - Education & early Intervention Services	Paragraph	C.126	Banbury in 2031	Bullet point 8 amendment.
40	Geoff	Bolton	Berrys / Gleeson Developments Ltd	Paragraph	C.127	What will Happen and Where	The Council has failed to undertake a proper assessment of the reasonable alternative options for major development at Banbury. The Local Plan seeks to provide a significant change in the number of dwellings over the plan period and should have triggered a further Options for Growth consultation. The Council failed to assess Land at Broughton Road as a separate site. The emerging Masterplan presents an opportunity to undertake detailed assessment of potential development sites as it has been the case with Bicester . The Local Plan should not proceed without the publication of the Banbury Masterplan.
172	Alan	Jones		Paragraph	C.129-C.132	Banbury Canalside	Strongly support the policy. It is vital to promote brownfield sites such as Canalside and Bolton road to assist regenerating the town and reduce the need to consider green field sites.
176	Karen	Jones		Paragraph	C.129-C.132	Banbury Canalside	Strongly support the policy. It is vital to promote brownfield sites such as Canalside and Bolton road to assist regenerating the town and reduce the need to consider green field sites.
12	Vicky	Aston		Policy	Banbury 1	Banbury Canalside	Object to Banbury 1: Banbury Canalside, Policy does not make reference to outdoor sports provision under infrastructure or the impact on Banbury FC. (Suggested text supplied)
19	Ken	Atack	Croprey Ward	Policy	Banbury 1	Banbury Canalside	Concerned with the issue of where business will relocate. Presume that this issue will be covered by the Banbury Master plan.

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22	Tony	Baldry MP		Policy	Banbury 1	Banbury Canalside	It will be good to see Canalside development take place. It should be recognised that a significant amount of public capital investment in making the site capable of development (i.e. flood defence work) and one looks to the private sector to take forward development. However, CDC may have to use statutory powers of compulsory purchase to ensure a coherent land assembly.
26	Ed	Barrett	Turley Associates/ Scottish Widows / Scottish Widows Unit Funds Ltd	Policy	Banbury 1	Banbury Canalside	Proposed scale and town centre / commercial uses is not justified by commercial analysis or retail in respect of likely mix. Provision of significant commercial uses within an extended town centre boundary has the potential to adversely impact on vitality and viability of the established retail core. Recommend an assessment of the impact on the existing town centre uses.
44	Fiona	Brereton	Drivers Jonas Deloitte/Aberdeen Property Investors	Policy	Banbury 1	Banbury Canalside	Bullet point 5- the reference to "not including any significant convenience retail": It should be clarified what "significant" means. The use of appropriate quantum's of retail floorspace for each of the sites would address this issue.
56	Steven	Brown	Woolf Bond Planning / Miller Strategic Land	Policy	Banbury 1	Banbury Canalside	Lack of evidence (SHLAA) in respect of delivery of Canalside. Site is contrary to NPPF para 47. Delivery concerns - site in multiple ownership, public investment needed, existing business require relocation, flooding, funding issues, site assembly. Housing allocation at Canalside should be reduced and Warwick Road allocated. Reserve site approach should be reinstated.
76	Diane	Clarke	Network Rail	Policy	Banbury 1	Banbury Canalside	Banbury 1 could provide some station benefits or a revised interchange. The Chilterns MSCP is separate from the Canalside scheme and it is currently part of an application by Chiltern Railways.
104	Robert	Cronk		Policy	Banbury 1	Banbury Canalside	Needs further detail relating to the station car parking provision. The 2009 draft SPD proposes at least 1000 rail user car spaces distributed to either side of the railway line. This should be supported by the Local Plan.

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144	Jane	Hennell	Canal and River Trust	Policy	Banbury 1	Banbury Canalside	The Trust supports the regeneration of Canalside and wishes to work with the Council to deliver. The canal towpath should be improved and made more accessible. The quality of development fronting that canal and areas of public access will be crucial to the success of the project and the Trust wish to be involved in any future master planning of the site.
149	Caroline	Huett	Indigo Planning Ltd / McKay Securities	Policy	Banbury 1	Banbury Canalside	Support regeneration of Banbury Canalside, concerns regarding viability of scheme. Support greater flexibility of phasing of the redevelopment of individual land holdings. Concern at prescriptive design criteria.
149	Caroline	Huett	Indigo Planning Ltd / McKay Securities	Policy	Banbury 1	Banbury Canalside	Object to 30% affordable housing - inflexible - should be subject to viability
149	Caroline	Huett	Indigo Planning Ltd / McKay Securities	Policy	Banbury 1	Banbury Canalside	Requirement for education - primary school is unjustified.
149	Caroline	Huett	Indigo Planning Ltd / McKay Securities	Policy	Banbury 1	Banbury Canalside	Health - uncertain
149	Caroline	Huett	Indigo Planning Ltd / McKay Securities	Policy	Banbury 1	Banbury Canalside	Open space - ineffective
149	Caroline	Huett	Indigo Planning Ltd / McKay Securities	Policy	Banbury 1	Banbury Canalside	Access & movement - first part of sentence unnecessary
149	Caroline	Huett	Indigo Planning Ltd / McKay Securities	Policy	Banbury 1	Banbury Canalside	Community Facilities - Unjustified
149	Caroline	Huett	Indigo Planning Ltd / McKay Securities	Policy	Banbury 1	Banbury Canalside	Utilities - not based on evidence
149	Caroline	Huett	Indigo Planning Ltd / McKay Securities	Policy	Banbury 1	Banbury Canalside	Design - 'Innovative architecture' and 'locally distinctive materials' subjective
149	Caroline	Huett	Indigo Planning Ltd / McKay Securities	Policy	Banbury 1	Banbury Canalside	Live / work units but no B uses conflicts with Banbury 1 Policy (Use Class B1) - Vision not clarified. Policy does not reflect existing uses.
149	Caroline	Huett	Indigo Planning Ltd / McKay Securities	Policy	Banbury 1	Banbury Canalside	Noise Survey - Should be considered before allocating site not at application stage
149	Caroline	Huett	Indigo Planning Ltd / McKay Securities	Policy	Banbury 1	Banbury Canalside	Public art - unjustified
149	Caroline	Huett	Indigo Planning Ltd / McKay Securities	Policy	Banbury 1	Banbury Canalside	Code for sustainable homes - unjustified
149	Caroline	Huett	Indigo Planning Ltd / McKay Securities	Policy	Banbury 1	Banbury Canalside	SPD assumes Masterplan site is in single ownership and homogenous - however made up of many distinct sites

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149	Caroline	Huett	Indigo Planning Ltd / McKay Securities	Policy	Banbury 1	Banbury Canalside	Additional requirements for this large complex site include: Paragraph 3 Arrangement between landowners and freeholders is not under the remit of the LPA
149	Caroline	Huett	Indigo Planning Ltd / McKay Securities	Policy	Banbury 1	Banbury Canalside	Additional requirements for this large complex site include: Paragraph 5, Policy fails to identify donor sites to decant businesses from the Canal site - paragraph should be deleted.
168	Patricia	Jesson	Wroxton & Balscote Parish Council	Policy	Banbury 1	Banbury Canalside	Support for the redevelopment of the Crest Hotel within the Canalside Plans.
171	Jayne	Gordon	Hanwell Parish Council	Policy	Banbury 1	Banbury Canalside	Support the policy. It is vital to promote Brownfield sites such as Canalside and Bolton road to assist regenerating the town and reduce the need to consider green field sites.
172	Alan	Jones		Policy	Banbury 1	Banbury Canalside	Strongly support the policy. It is vital to promote Brownfield sites such as Canalside and Bolton road to assist regenerating the town and reduce the need to consider green field sites.
173	Alasdair	Jones	Marrons / Hallam Land Management	Policy	Banbury 1	Banbury Canalside	Proposal is unviable and undeliverable. Subject to relocation of many small and medium sized businesses.
176	Karen	Jones		Policy	Banbury 1	Banbury Canalside	Strongly support the policy. It is vital to promote Brownfield sites such as Canalside and Bolton road to assist regenerating the town and reduce the need to consider green field sites.
178	Andrew	Raven	Savills / Barwood Strategic Land LLP	Policy	Banbury 1	Banbury Canalside	Site is undeliverable; it is in multiple ownerships, unviable, and further work is required to relocate existing businesses and flooding issues. Amend policy to refer to long-term delivery.
183	Rob	Kinchin-Smith	Banbury Civic Society	Policy	Banbury 1	Banbury Canalside	Support policy. Welcome inclusion of listed and locally listed buildings within the Conservation Area. Object to bullet point 21. Enlarge site to include Railway Station & Grundon Site. Deliver a minor road bridge. Link road to Banbury 6.
189	David	Keene	David Lock Associates / Gallagher Estates	Policy	Banbury 1	Banbury Canalside	Banbury Canalside is undeliverable. No mechanism is in place. Complex site. Long term supply - only.

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198	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	Policy	Banbury 1	Banbury Canalside	Canalside development is undeliverable in Plan period due to multiple ownerships and work yet to be completed. A development brief, development partner, public money investment, use of CPO powers, relocation sites & flooding issue.
204	Stewart	Mitchell	Grundon	Policy	Banbury 1	Banbury Canalside	The area of the Banbury Canalside Allocation should be extended to include the Grundon Site to the east of the railway given proximity to Station and Town Centre.
205	Jack	Moeran	Environment Agency	Policy	Banbury 1	Banbury Canalside	Allocating areas of the site for specific development uses would only be appropriate if supported with evidence from the L2 SFRA. The Level 2 SFRA was completed after submission of the Local Plan and we have not had time to review whether or not it supports the policy wording evidence. We cannot be sure that the policy does not contravene paragraph 100 of the NPPF. Need more time to review the submitted L2 SFRA.
226	Sinéad	Morrissey	Rapleys LLP / Bedworth Trading Ltd	Policy	Banbury 1	Banbury Canalside	No objection in principle however Banbury Canalside suffers from multiple ownership, flood issues, and relocation of existing businesses. Banbury 2 Southam Road in contrast is in single ownership and deliverable.
254	Mark	Recchia	Banbury Town Council	Policy	Banbury 1	Banbury Canalside	Strongly support Canalside as our top priority for future housing growth. We recognise that due to number of landowners deliverability is difficult. CDC needs to show a firm commitment including options for providing employment land for relocations and willingness to use CPO powers if necessary.
264	Daniel	Round	OCC - Ecology	Policy	Banbury 1	Banbury Canalside	Rare or notable species include Barn Owl, Grass Snake & Kingfisher.

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264	Daniel	Round	OCC - Highways and Transport	Policy	Banbury 1	Banbury Canalside	Question delivery of pedestrian bridge / cycle bridge over railway line. Improvements to Railway Station forecourt. High quality route from the Station to the town centre. Bus route through Canalside to serve Banbury Rail Station via Station approach and Tramway Road. New bullet point proposed. 11th Bullet point - consideration of bus movement. 14th bullet - bus route through site. New bullet point key site specific design and place shaping principles.
279	Martin	Small	English Heritage	Policy	Banbury 1	Banbury Canalside	EH supports the policy but considers that the historic buildings/structures to be retained should be identified (Old Town Hall and bridge over Mill Stream) in addition to locally listed buildings
325	Antony	Watts	Hanwell Fields Development Action Group	Policy	Banbury 1	Banbury Canalside	Ned to deliver.
331	Matthew	Williams	Drivers Jonas DeLoitte / Aberdeen Property Investors	Policy	Banbury 1	Banbury Canalside	Policy Banbury 5 - Bullet 5. What is significant retail? Quantum's of retail floor space would address issue.
336	Melissa	Wilson	Drivers Jonas Deloitte / CEMEX UK	Policy	Banbury 1	Banbury Canalside	The boundary of Banbury Canalside should be extended to factor in other adjacent deliverable sites to the east of the canal, including the CEMEX site, to increase the allocated housing delivery figure in the District's principle urban area.
342	Helen	Lease	RPS / Thames Valley Police	Policy	Banbury 1	Banbury Canalside	Require on-site police presence. Additional bullet point under key infrastructure.
205	Jack	Moeran	Environment Agency	Policy	Banbury 1	Banbury Canalside	Having reviewed the updated Level 2 Canalside SFRA, the EA no longer find Policy Banbury 1 unsound
380	Brian	Little	Local History Group	Policy	Banbury 1	Banbury Canalside	Important to retain features of historic interest. E.g. a former town hall. Reference to Birmingham University study 'Industrial archaeology Survey of the Oxford Canal corridor 2001.
136	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Policy	Banbury 1	Banbury Canalside	Support Banbury Canalside - Note Delivery Issues.
169	Heather	Johnston		Policy	Banbury 1	Banbury Canalside	Support for the redevelopment of the Crest Hotel within the Canalside Plans.
264	Daniel	Round	OCC - Ecology	Policy	Banbury 1	Banbury Canalside	Advice supplied.

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Rep ID no.	First Name	Second Name	Organisations	Type (Policy, Para, Map, SA, Appx)	Name (Policy, Para, Map, SA, Appx)	Title (Policy, Para, Map, SA, Appx)	Summary of Representation
276	Tom	Smailes	Kemp & Kemp / Minns Pension Scheme	Policy	Banbury 1	Banbury Canalside	Support allocation of Banbury Canalside. Concern at statement that suggests the best means of bringing the site forward is through an outline planning application and masterplan. Instead suggest site comes forward as discrete sites so that they do not prejudice the masterplan. Aiding deliverability. Amend last paragraph to allow for individual planning applications.
56	Steven	Brown	Woolf Bond Planning / Miller Strategic Land	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	Object to allocation of Hardwick Farm. Land west of A423 identified as Site B has high sensitivity to development. SA (Feb 2010) acknowledges distance from services, and problem of severance by employment site at Grimsbury. Land west of Southam Road is likely to have a visual impact. Site has archaeological value. SA (2012) reiterates issues. No evidence to support allocation of site in preference to Warwick Road.
114	Malcolm	Finch	HFDAG	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	Banbury's northern boundary is unsound. Dukes Meadow Drive link road was specified to be a permanent limit to the northern boundary of Banbury within the Hanwell Fields Design Brief 1997 and planning applications have been turned down in the past for that reason (2007). The proposed plans will affect house values and take away the right to open space from the residents of Hanwell Fields.
114	Malcolm	Finch	HFDAG	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	The site is unsuitable due to concerns with: visual and landscape impact, noise pollution, much of site considered unsuitable and could cause flood risk, development beyond Banbury's northern boundary, not contiguous to any other residential development, loss of agricultural land, increase pollution levels due to distance from town, poor transport and access, tranquillity of the cemetery would be destroyed.
139	Rachel	Hanbury	Turley Associates	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	The employment proposals at the former SAPA site will create a noise nuisance for the new development

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139	Rachel	Hanbury	Turley Associates	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	The policy does not comply with paras 109 and 123 of the NPPF
139	Rachel	Hanbury	Turley Associates	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	There may be a risk that unreasonable noise restrictions would be placed on the former Sapa site due to the new housing development
139	Rachel	Hanbury	Turley Associates	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	The Policy should be revised to take account of the noise impacts of the new employment uses on the SAPA site and to avoid any future noise complaints. (wording is suggested)
170	Alan	Jones	Hanwell Village Residents	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	Object to policy as the inclusion of sites Banbury 2: East and West of Southam Road and Banbury 5: North of Hanwell Fields, and the exclusion of West of Warwick Road, have not been justified. Contradicts the conclusions of the Draft Core Strategy on the relative sustainability of these sites.
170	Alan	Jones	Hanwell Village Residents	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	Altering the clear, defensible urban boundary to the north of Banbury is not justified. The Plan does not explain how an effective, defensible long-term urban boundary will be provided, how Hanwell village and its rural setting will be protected, nor how the suggested Green Buffers will be achieved. Moving the boundary requires justification and further detailed assessment.
170	Alan	Jones	Hanwell Village Residents	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	The Southam Road site would create a poor environment for new housing and may be more suitable for sensitively designed employment uses.

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170	Alan	Jones	Hanwell Village Residents	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	The Plan does not justify why development south of Salt Way would be more harmful than development to the north of Banbury. The strategic decision to offer greater protection to the Salt Way area is highly questionable and needs proper justification and further assessment.
170	Alan	Jones	Hanwell Village Residents	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	If the proposed housing sites to the north of Banbury are approved, there needs to be the strongest protection for Hanwell village and its setting and a well defined boundary with effective green buffers where appropriate.
171	Jayne	Gordon	Hanwell Parish Council	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	Strongly object to the policy. The Plan does not justify why Banbury 2 and Banbury 5 (North of Hanwell Fields) are now included and West of Warwick Road is excluded.
171	Jayne	Gordon	Hanwell Parish Council	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	The Plan does not justify why the clear, defensible boundary to the north of Banbury which now defines the limit of built development should now be significantly altered. Nor how the new edge will constitute an effective, defensible long term boundary, how this will protect Hanwell village and how the 'Green Buffers' will be achieved.
171	Jayne	Gordon	Hanwell Parish Council	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	Plan does not justify the inclusion of East & West Southam Road. Site constrained by noise, heritage and other environmental constraints. Adjoins industrial area to the south. Might be suitable for long term employment use.
171	Jayne	Gordon	Hanwell Parish Council	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	Banbury 2 is less sustainable than other sites and create a poor environment for new housing. It is not clear that the detrimental visual impacts have been properly balanced. The site is more suitable for long term employment.

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Rep ID no.	First Name	Second Name	Organisations	Type (Policy, Para, Map, SA, Appx)	Name (Policy, Para, Map, SA, Appx)	Title (Policy, Para, Map, SA, Appx)	Summary of Representation
171	Jayne	Gordon	Hanwell Parish Council	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	The Plan does not justify a radical shift from the Draft Core Strategy 2010 and why development south of Banbury at Salt Way is deemed more harmful than the housing development proposed north of Banbury.
172	Alan	Jones		Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	Strongly object to the policy. The Plan does not justify why Banbury 2 and Banbury 5 (North of Hanwell Fields) are now included and West of Warwick Road is excluded.
172	Alan	Jones		Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	The Plan does not justify why the clear, defensible boundary to the north of Banbury which now defines the limit of built development should now be significantly altered. Nor how the new edge will constitute an effective, defensible long term boundary, how this will protect Hanwell village and how the 'Green Buffers' will be achieved.
172	Alan	Jones		Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	Plan does not justify the inclusion of East & West Southam Road. Site constrained by noise, heritage and other environmental constraints. Adjoins industrial area to the south. Might be suitable for long term employment use.
172	Alan	Jones		Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	Banbury 2 is less sustainable than other sites and create a poor environment for new housing. It is not clear that the detrimental visual impacts have been properly balanced. The site is more suitable for long term employment.
172	Alan	Jones		Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	The Plan does not justify a radical shift from the Draft Core Strategy 2010 and why development south of Banbury at Salt Way is deemed more harmful than the housing development proposed north of Banbury.

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176	Karen	Jones		Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	Strongly object to the policy. The Plan does not justify why Banbury 2 and Banbury 5 (North of Hanwell Fields) are now included and West of Warwick Road is excluded.
176	Karen	Jones		Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	The Plan does not justify why the clear, defensible boundary to the north of Banbury which now defines the limit of built development should now be significantly altered. Nor how the new edge will constitute an effective, defensible long term boundary, how this will protect Hanwell village and how the 'Green Buffers' will be achieved.
176	Karen	Jones		Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	Plan does not justify the inclusion of East & West Southam Road. Site constrained by noise, heritage and other environmental constraints. Adjoins industrial area to the south. Might be suitable for long term employment use.
176	Karen	Jones		Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	Banbury 2 is less sustainable than other sites and create a poor environment for new housing. It is not clear that the detrimental visual impacts have been properly balanced. The site is more suitable for long term employment.
176	Karen	Jones		Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	The Plan does not justify a radical shift from the Draft Core Strategy 2010 and why development south of Banbury at Salt Way is deemed more harmful than the housing development proposed north of Banbury.
178	Andrew	Raven	Savills / Barwood Strategic Land LLP	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	Allocation of Hardwick farm does not flow from the evidence. Site more suited to employment. Land is undulating and sensitive. Development area should be reduced.

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183	Rob	Kinchin-Smith	Banbury Civic Society	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	Site should not be viable from conic view point looking north from Oxford Road / South Bar.
198	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	Policy	Banbury 2	Hardwick Farm, Southam Road (East & West)	Development site is undeliverable as site is in an archaeologically sensitive location and close to listed buildings, affected by noise from the motorway & low landscape capacity. There is recognised need for a new cemetery at adjoin site - development here
203	Rebecca	Micklem	BBOWT	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	It would appear that no ecological assessment of the area has been undertaken. This is needed to ensure that the policy is appropriate in terms of biodiversity impacts, to identify requirements for biodiversity protection, mitigation and enhancement, and to ensure compliance with NPPF paras. 109 and 165
205	Jack	Moeran	Environment Agency	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	Welcome the wording of much of the policy. However, bullet point of place shaping principles is in conflict with NPPF. Advise to amend the policy to read: 'There will be no built development within flood zones 2 and 3. Also issues of access and aggress regarding Normal Way need to be discussed with CDC emergency planners as there is a risk in allocating a site where safe access could not be achieved.
225	Sinéad	Morrissey	Rapleys LLP / Bedworth Trading Ltd	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	Site Location Plan Attached.

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226	Sinéad	Morrissey	Rapleys LLP / Bedworth Trading Ltd	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	Bedworth Trading Ltd support allocation of Banbury 2 for residential development for approx 800 dwg. Site in single ownership. EIA indicates no physical or environmental constraints. Infrastructure requirements supported. Sustainable location. Site is integral to Plan Strategy & Vision.
226	Sinéad	Morrissey	Rapleys LLP / Bedworth Trading Ltd	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	Support in principle Banbury 2 however request minor wording change to Policy. Development area is 43ha in size. Number of homes to be built is 800. 'Approximately' should refer to a 10% margin of error. Delete reference to health provision. Delete reference to off-site contributions. Place shaping principles should be proportionate to application (if outline or detailed). Opportunity to connect to Country park should only refer to land in developers control. Development description should acknowledge Banbury 2 is close to employment & residential uses, that landscape/ visual impact and historic sensitivity can be addressed through applications.
237	Wayne	Neale		Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	Objection to Ban 2 on the grounds of visual impact, loss of agricultural land, setting of Banbury, noise pollution from M40, flood risk, poor transport,
254	Mark	Recchia	Banbury Town Council	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	Whilst supporting the allocation, it has increased 'hope value' for residential development attached to the land to the north of Hardwick Hill Cemetery which is needed to secure the extension to the existing cemetery. TC would like to see an additional allocation of the field to the north of the cemetery for a cemetery extension.
264	Daniel	Round	OCC - Ecology	Policy	Banbury 2	Hard wick Farm, Southam Road (East and Wes)	Potential BAP Priority Habitat outside site boundary to the east and north-east. Great Crested Newt Survey required.

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264	Daniel	Round	OCC - Highways and Transport	Policy	Banbury 2	Hard wick Farm, Southam Road (East and Wes)	New bullet points proposed. Public transport link to service other strategic developments, the town centre, railway station, commercially self-sustaining. New bullet point - transport assessment / travel plans.
272	Graham	Simpkin	The London crematorium Company plc	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	The policy fails to recognise the importance of Banbury Crematorium and the associated Garden of Remembrance and is unsound, unjustified and not effective.
272	Graham	Simpkin	The London crematorium Company plc	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	Alternatives which would have less impact on the crematorium have not been considered
272	Graham	Simpkin	The London crematorium Company plc	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	This is a sub-regional facility and it is likely that the impact of development has not been recognised by neighbouring authorities
272	Graham	Simpkin	The London crematorium Company plc	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	It is essential that the setting of the Garden of remembrance is preserved for mourners
272	Graham	Simpkin	The London crematorium Company plc	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	New housing will intrude and dominate the views within the Garden of Remembrance
272	Graham	Simpkin	The London crematorium Company plc	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	The policy is worded to allow for mitigation to be provided to protect new residents from the crematoria which means that if interpreted literally the policy will allow development to take place close to the Crematorium and Garden of Remembrance

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272	Graham	Simpkin	The London crematorium Company plc	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	The Policy could be made sound if there was a fifty metre buffer between the crematorium and new development to the south and if this was planted and made accessible for the public. (wording is suggested)
279	Martin	Small	English Heritage	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	EH supports the key principles relating to and archaeological survey, Hardwick House and the Hardwick Medieval Village. However, EH is concerned with the potential impact of development on the heritage assets close to the site.
325	Antony	Watts	Hanwell Fields Development Action Group	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	Remove from Plan - Green Belt
326	Maggie	Watts		Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	Object to the proposed development at Dukes field.
380	Brian	Little	Local History Group	Policy	Banbury 2	Hardwick Farm , Southam Road (East and West)	Important to ensure Hardwick lost village and Hanwell do not lose their identity.
50	Peter	Brown	Drayton Parish Council	Policy	Banbury 3	West of Bretch Hill	Development at West of Bretch Hill will be impossible to meet the requirements of ESD 15 & ESD16 & Paragraph C.136. No justification for site over others. Development will impact on the setting of Wroxton Abbey & Withycombe Farm.
51	Peter	Brown	Drayton Parish Council	Policy	Banbury 3	West of Bretch Hill	Development at West of Bretch Hill will be impossible to meet the requirements of ESD 15 & ESD16 & Paragraph C.136. No justification for site over others. Development will impact on the setting of Wroxton Abbey & Withycombe Farm.

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174	Chloe	Jones	Boyer Planning/Bloor Homes	Policy	Banbury 3	West of Bretch Hill	Support allocation of land at Bretch Hill as residential mixed use development. Site is allocated 400 dwg early in the Plan period. Environmental features will be protected.
183	Rob	Kinchin-Smith	Banbury Civic Society	Policy	Banbury 3	West of Bretch Hill	Site should not be visible from Wroxton Abby Parkland.
198	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	Policy	Banbury 3	West of Bretch Hill	Site is high landscape value, would ruin Wroxton Abbey, Grade II Wroxton Abbey Park and Wroxton and Drayton Conservation Area. It would extend visual edge of Banbury Skyline / urban views. Land is remote from transport corridor and would have significant accessibility and traffic impact issues. Reliant on junction at Warwick Road and the triple roundabouts at Cromwell Road, Ruscote Avenue and Orchard Way.
226	Sinéad	Morrissey	Rapleys LLP / Bedworth Trading Ltd	Policy	Banbury 3	West of Bretch Hill	No objection in principle however some sections of the site are not deliverable due to landscape quality and sensitivity. Land at Southam Road has no such serious challenges.
244	Robin	Parker		Policy	Banbury 3	West of Bretch Hill	Object to the inclusion of this site
244	Robin	Parker		Policy	Banbury 3	West of Bretch Hill	Bretch Hill needs regeneration not new houses next to it
244	Robin	Parker		Policy	Banbury 3	West of Bretch Hill	Is concerned with the effect of development on the local environment
244	Robin	Parker		Policy	Banbury 3	West of Bretch Hill	The proposals will cause traffic problems and safety issues
254	Mark	Recchia	Banbury Town Council	Policy	Banbury 3	West of Bretch Hill	Support this allocation as the most appropriate green field site for future development.
264	Daniel	Round	OCC - Archaeology	Policy	Banbury 3	West of Bretch Hill	Policy should be widened to include undesignated below ground archaeological deposits. Archaeological survey should be noted in Key Site Specific Design. Wording supplied.
264	Daniel	Round	OCC - Ecology	Policy	Banbury 3	West of Bretch Hill	No Comment.

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264	Daniel	Round	OCC - Highways and Transport	Policy	Banbury 3	West of Bretch Hill	Green infrastructure. Unlikely existing bus service will be re-routed. Existing services will be upgraded in respect of frequency. Emphasis on effective walking and cycling to existing bus stops.
279	Martin	Small	English Heritage	Policy	Banbury 3	West of Bretch Hill	EH supports the key principles relating to the historic environment.
325	Antony	Watts	Hanwell Fields Development Action Group	Policy	Banbury 3	West of Bretch Hill	Remove from Plan - for now.
342	Helen	Lease	RPS / Thames Valley Police	Policy	Banbury 3	West of Bretch Hill	Require on-site police presence. Additional bullet point under key infrastructure.
380	Brian	Little	Local History Group	Policy	Banbury 3	West of Bretch Hill	Good opportunity to produce a tidy edge to Banbury and engage greater interest in the wider estate subject to the Brighter Futures Campaign.
269	Valerie	Russell	Bodicote Parish Council	Paragraph	C.137	Strategic Development: Banbury 4 - Bankside Phase 2 (links to 'Policy Banbury 12: Land for the Relocation of Banbury United FC'	Planning application gave permission for no more than 1,070 homes and not 1,092. Unclear on additional 22 or 82 homes at Cotefield farm or 21 homes at rear of 33 Oxford Road.
269	Valerie	Russell	Bodicote Parish Council	Paragraph	C.128	Strategic Development: Banbury 4 - Bankside Phase 2 (links to 'Policy Banbury 12: Land for the Relocation of Banbury United FC'	See comment 5 above.

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130	Jennifer	Glynn		Policy	Banbury 4	Bankside Phase 2	Object to dropping of 'Bodicote' from the name of the proposal when bulk of development is in the parish of Bodicote. Banbury 4 & 12 are similarly miss-named as they lie in the Parish of Bodicote. Banbury 4 should be removed from the Local Plan.
130	Jennifer	Glynn		Policy	Banbury 4	Bankside Phase 2	Object to proposal allocating 1,092 dwellings at Bankside Phase 1 on the grounds that Condition 6 of the Planning Application limits growth to 1,070 dwellings to comply with Policies in the South East Plan.
130	Jennifer	Glynn		Policy	Banbury 4	Bankside Phase 2	Object to allocation at Bodicote/Bankside as policy fails to enhance or protect village. Allocation is disproportionate to the scale of the village size as growth would be equivalent to almost all the growth allocate to villages in category 1. Allocation in effect joins Bodicote to Banbury.
136	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Policy	Banbury 4	Bankside Phase 2	Delay to Bankside Phase 1 will have a knock on effect with phase2.
173	Alasdair	Jones	Marrons / Hallam Land Management	Policy	Banbury 4	Bankside Phase 2	Delete Green Buffer at Bankside Phase 2.
173	Alasdair	Jones	Marrons / Hallam Land Management	Policy	Banbury 4	Bankside Phase 2	Bankside Phase 2- land adjacent Bankside Phase 1. Site provides a logical and sustainable extension to existing commitment. Infrastructure provided by first phase. Possible redistribution of uses between Banbury 12. Outdoor sports provision should reflect scale of provision already planned for Phase 1 and if they exceed standards set out in BSC.11 should count towards that provision. Reference to extra care homes and their location and scale should be determined through discussions. Delete reference to self-build housing. Remove reference to noise mitigation associated with M40 as this can be resolved at Planning Application stage. Reference to Public Art as CIL requirement should be deleted. Requirement for sustainable construction measures should be removed.
178	Andrew	Raven	Savills / Barwood Strategic Land LLP	Policy	Banbury 4	Bankside Phase 2	Evidence base does not support allocation. Replace with Saltway.

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198	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	Policy	Banbury 4	Bankside Phase 2	Development does not avoid coalescence with neighbouring settlements - Strategic Objective 12
226	Sinéad	Morrissey	Rapleys LLP / Bedworth Trading Ltd	Policy	Banbury 4	Bankside Phase 2	No objection in principle however Phase 1 of the site has ground contamination issues. Southam Road does not have any issues. Plan should acknowledge importance of Banbury 2 which is a key deliverable site.
254	Mark	Recchia	Banbury Town Council	Policy	Banbury 4	Bankside Phase 2	It would significantly add to problems created by increased traffic flows. Evidence supporting the early planned extension is out of date with junctions already at capacity. CDC missed opportunity to gain developer funding for a South East link road when approving the first phase. There is a need for a Southern Link Road.
254	Mark	Recchia	Banbury Town Council	Policy	Banbury 4	Bankside Phase 2	We are concerned with further coalescence with Bodicote.
254	Mark	Recchia	Banbury Town Council	Policy	Banbury 4	Bankside Phase 2	Banbury United Football Club need to re-sit in order to develop Canalside but consideration needs to be given to suitable bus service for supporters by bus from the town and the railway station. An alternative site could be found to the north east of the M40 junction.
264	Daniel	Round	OCC - Ecology	Policy	Banbury 4	Bankside Phase 2	Potential BAP habitat (Broadleaved woodland) around rugby ground. No Comment.
264	Daniel	Round	OCC - Highways and Transport	Policy	Banbury 4	Bankside Phase 2	Possible access issue. Access through Bankside Phase 1 could cause capacity issues at A4260/Weeping Cross. Could be served by phase 1 bus service. New bus stops suggested - provision of bus terminus, walking & cycling connection with existing football club, transport assessment / travel plans.
269	Valerie	Russell	Bodicote Parish Council	Policy	Banbury 4	Bankside Phase 2	Land east of Oxford Road is located in Bodicote Parish. BAN 4 to be renamed BOD 4 and for this to count towards village Category 1 share of 250 units. The remaining land should be removed.
279	Martin	Small	English Heritage	Policy	Banbury 4	Bankside Phase 2	Should include a new principle: 'An archaeological survey will be required due to close proximity to areas of potential archaeological interest'.

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279	Martin	Small	English Heritage	Policy	Banbury 4	Bankside Phase 2	The impact on SO11 should not be positive given the lack of a requirement for an archaeological assessment prior to any development.	
325	Antony	Watts	Hanwell Fields Development Action Group	Policy	Banbury 4	Bankside Phase 2	Keep.	
342	Helen	Lease	RPS / Thames Valley Police	Policy	Banbury 4	Bankside Phase 2	Require on-site police presence. Additional bullet point under key infrastructure.	
380	Brian	Little	Local History Group	Policy	Banbury 4	Bankside Phase 2	Concern at the inadequacy of road infrastructure. With no southern entry to M40 pressure on the old Oxford Road and Bankside itself maybe intolerable.	
Page 590	27	Peter	Bateman	Framptons/ Amber Developments	Paragraph	C.141	Strategic Development: Banbury 5 - North of Hanwell Fields	Policy provides no explanation of how the aspiration for a single masterplan will be deliverable. Site in multiple ownership. Plan should consider what the masterplan should include and require a design brief.
	27	Peter	Bateman	Framptons/ Amber Developments	Paragraph	C.141	Strategic Development: Banbury 5 - North of Hanwell Fields	Object - Site Allocation can deliver significantly more units than 400 and still deliver high quality design.
	27	Peter	Bateman	Framptons/ Amber Developments	Policy	Banbury 5	North of Hanwell Fields	Support allocation Banbury 5 in principle.
	27	Peter	Bateman	Framptons/ Amber Developments	Policy	Banbury 5	North of Hanwell Fields	Object - Site Allocation can deliver significantly more units than 400 and still deliver high quality design. Total site area is 25.5ha equating to approximately 540 units.
	27	Peter	Bateman	Framptons/ Amber Developments	Policy	Banbury 5	North of Hanwell Fields	Employment - does not define 'rural fringe'
	27	Peter	Bateman	Framptons/ Amber Developments	Policy	Banbury 5	North of Hanwell Fields	Infrastructure - scale of urban extension is insufficient in size to support employment and services without viability analysis.
	27	Peter	Bateman	Framptons/ Amber Developments	Policy	Banbury 5	North of Hanwell Fields	Key site Specific Design and Place Shaping Principles - Unclear if this is a aims and objectives list or validation checklist.
	27	Peter	Bateman	Framptons/ Amber Developments	Policy	Banbury 5	North of Hanwell Fields	Objections to some principles; limitation to what is achievable in respect of layout.
	27	Peter	Bateman	Framptons/ Amber Developments	Policy	Banbury 5	North of Hanwell Fields	New footpaths, accessibility & travel plans - should be subject to three tests of CIL
	27	Peter	Bateman	Framptons/ Amber Developments	Policy	Banbury 5	North of Hanwell Fields	street frontages - more detail on flexibility required, soft urban edge - this should not automatically mean low density.



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27	Peter	Bateman	Framptons/ Amber Developments	Policy	Banbury 5	North of Hanwell Fields	Strategic landscaping - should make reference to the importance of strategic landscaping in relation to topography - Policy should enable flexibility
27	Peter	Bateman	Framptons/ Amber Developments	Policy	Banbury 5	North of Hanwell Fields	Rights of way - should enable flexibility for diversions of paths
27	Peter	Bateman	Framptons/ Amber Developments	Policy	Banbury 5	North of Hanwell Fields	Green Buffer - should be proportionate and take into account topography
27	Peter	Bateman	Framptons/ Amber Developments	Policy	Banbury 5	North of Hanwell Fields	Public open space - policy should enable commuted sums to the LPA for formal recreation. Sums could be spent on other facilities such as existing playing fields on Hanwell Fields or Drayton school rather than be provided on site as s106/Developer Contributions.
27	Peter	Bateman	Framptons/ Amber Developments	Policy	Banbury 5	North of Hanwell Fields	Green Infrastructure - should be subject to three tests of CIL
27	Peter	Bateman	Framptons/ Amber Developments	Policy	Banbury 5	North of Hanwell Fields	Archaeological survey - provide further detail in relation to specific heritage assets
27	Peter	Bateman	Framptons/ Amber Developments	Policy	Banbury 5	North of Hanwell Fields	Lighting - criteria are over onerous for outline application
27	Peter	Bateman	Framptons/ Amber Developments	Policy	Banbury 5	North of Hanwell Fields	Public art - vague
27	Peter	Bateman	Framptons/ Amber Developments	Policy	Banbury 5	North of Hanwell Fields	Climate change - Should comply with Building Regulations only
27	Peter	Bateman	Framptons/ Amber Developments	Policy	Banbury 5	North of Hanwell Fields	Surface water - further detail required in regards to future management / maintained preference
27	Peter	Bateman	Framptons/ Amber Developments	Policy	Banbury 5	North of Hanwell Fields	SuDS Strategic FRA is not an appropriate assessment to inform the location of SuDs within an allocation. Policy should be flexible.
27	Peter	Bateman	Framptons/ Amber Developments	Policy	Banbury 5	North of Hanwell Fields	Extra care homes - Policy lacks detail and justification in respect of need, viability and delivery. A definition should be provided together with evidence of delivery by RSLs or equivalent.
27	Peter	Bateman	Framptons/ Amber Developments	Policy	Banbury 5	North of Hanwell Fields	3 existing dwellings - buildings have no special justification for their inclusion .
27	Peter	Bateman	Framptons/ Amber Developments	Policy	Banbury 5	North of Hanwell Fields	Agricultural land quality - detailed management plan appears unnecessary until a detailed design is included. Retention of good quality soil could be conditioned and providing allotments within a s106 at a later stage.

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56	Steven	Brown	Woolf Bond Planning / Miller Strategic Land	Policy	Banbury 5	North of Hanwell Fields	Site at Warwick Road features equally if not better in sustainability terms as Hanwell Fields. No new evidence to justify de-allocation at Warwick Road. Site should be allocated for housing development.
111	John	Davis		Policy	Banbury 5	North of Hanwell Fields	There has been no consultation with residents who were told there would be no further housing
111	John	Davis		Policy	Banbury 5	North of Hanwell Fields	The boundaries of the site have been changed
111	John	Davis		Policy	Banbury 5	North of Hanwell Fields	Schools are already full
111	John	Davis		Policy	Banbury 5	North of Hanwell Fields	No extra facilities are planned
111	John	Davis		Policy	Banbury 5	North of Hanwell Fields	Flooding is already a problem at Warwick Road and Dukes Meadow
111	John	Davis		Policy	Banbury 5	North of Hanwell Fields	The development combined with other development in the area will be too much for services and facilities
111	John	Davis		Policy	Banbury 5	North of Hanwell Fields	The Horton hospital will not be able to cope meaning people will have to travel to Oxford
111	John	Davis		Policy	Banbury 5	North of Hanwell Fields	There is enough housing for sale plus the permission at Bankside to enable demand to be met.
111	John	Davis		Policy	Banbury 5	North of Hanwell Fields	A lack of jobs means a lack of buyers
111	John	Davis		Policy	Banbury 5	North of Hanwell Fields	Shops have closed and there is nothing for young people to do.
111	John	Davis		Policy	Banbury 5	North of Hanwell Fields	The planning of Banbury has become a complete fiasco.
114	Malcolm	Finch	HFDAG	Policy	Banbury 5	North of Hanwell Fields	The site has been previously rejected by CDC and Planning Inspector due to being unsustainable and this is still the case. There are no plans for education, no employment area within easy walking distance, no plans for health care, impacts on anti-social/policing issues, development north of Dukes Meadow Drive which is the northern Boundary of the town, demise of agricultural land, urbanisation of the gateway to Banbury with impact on the character of the landscape and outlook from Hanwell Fields and Hanwell village, changing of the 2 right of way footpaths.

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136	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Policy	Banbury 5	North of Hanwell Fileds	Principle of Banbury 5 supported. Housing numbers should be increased to 550. Delete reference to employment land. Object to single point of access. Object to community centre. Key criteria should be delivery / viability.
170	Alan	Jones	Hanwell Village Residents	Policy	Banbury 5	North of Hanwell Fields	Object to policy as the inclusion of sites Banbury 2: East and West of Southam Road and Banbury 5: North of Hanwell Fields, and the exclusion of West of Warwick Road, have not been justified. Contradicts the conclusions of the Draft Core Strategy on the relative sustainability of these sites.
170	Alan	Jones	Hanwell Village Residents	Policy	Banbury 5	North of Hanwell Fields	Altering the clear, defensible urban boundary to the north of Banbury is not justified. The Plan does not explain how an effective, defensible long-term urban boundary will be provided, how Hanwell village and its rural setting will be protected, nor how the suggested Green Buffers will be achieved. Moving the boundary requires justification and further detailed assessment.
170	Alan	Jones	Hanwell Village Residents	Policy	Banbury 5	North of Hanwell Fields	The Plan does not justify why development south of Salt Way would be more harmful than development to the north of Banbury. The strategic decision to offer greater protection to the Salt Way area is highly questionable and needs proper justification and further assessment.
170	Alan	Jones	Hanwell Village Residents	Policy	Banbury 5	North of Hanwell Fields	If the proposed housing sites to the north of Banbury are approved, there needs to be the strongest protection for Hanwell village and its setting and a well defined boundary with effective green buffers where appropriate.
170	Alan	Jones	Hanwell Village Residents	SA	Banbury 5	North of Hanwell Fields	Do not see how the overall conclusions on the sustainability of sites Banbury 2 and Banbury 5 can be reached on the evidence available.
171	Jayne	Gordon	Hanwell Parish Council	Policy	Banbury 5	North of Hanwell Fields	Strongly object to the policy. The Plan does not justify why Banbury 2 and Banbury 5 (North of Hanwell Fields) are now included and West of Warwick Road is excluded.

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171	Jayne	Gordon	Hanwell Parish Council	Policy	Banbury 5	North of Hanwell Fields	The Plan does not justify why the clear, defensible boundary to the north of Banbury which now defines the limit of built development should now be significantly altered. Nor how the new edge will constitute an effective, defensible long term boundary, how this will protect Hanwell village and how the 'Green Buffers' will be achieved.
171	Jayne	Gordon	Hanwell Parish Council	Policy	Banbury 5	North of Hanwell Fields	
171	Jayne	Gordon	Hanwell Parish Council	Policy	Banbury 5	North of Hanwell Fields	Banbury 2 is less sustainable than other sites and create a poor environment for new housing. It is not clear that the detrimental visual impacts have been properly balanced. The site is more suitable for long term employment.
171	Jayne	Gordon	Hanwell Parish Council	Policy	Banbury 5	North of Hanwell Fields	The Plan does not justify a radical shift from the Draft Core Strategy 2010 and why development south of Banbury at Salt Way is deemed more harmful than the housing development proposed north of Banbury.
172	Alan	Jones		Policy	Banbury 5	North of Hanwell Fields	Strongly object to the policy. The Plan does not justify why Banbury 2 and Banbury 5 (North of Hanwell Fields) are now included and West of Warwick Road is excluded.
172	Alan	Jones		Policy	Banbury 5	North of Hanwell Fields	The Plan does not justify why the clear, defensible boundary to the north of Banbury which now defines the limit of built development should now be significantly altered. Nor how the new edge will constitute an effective, defensible long term boundary, how this will protect Hanwell village and how the 'Green Buffers' will be achieved.
172	Alan	Jones		Policy	Banbury 5	North of Hanwell Fields	Banbury 2 is less sustainable than other sites and create a poor environment for new housing. It is not clear that the detrimental visual impacts have been properly balanced. The site is more suitable for long term employment.

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172	Alan	Jones		Policy	Banbury 5	North of Hanwell Fields	The Plan does not justify a radical shift from the Draft Core Strategy 2010 and why development south of Banbury at Salt Way is deemed more harmful than the housing development proposed north of Banbury.
172	Alan	Jones		SA	Banbury 5	North of Hanwell Fields	Do not see how the overall conclusions of the SA of Banbury 2 and Banbury 5 can be reached on the evidence presented. There are serious issues about Banbury's long term capacity to expand given its topography and physical constraints. The sustainability of these sites is questionable and the potential mitigating measures needs further evidence and further careful assessment.
176	Karen	Jones		Policy	Banbury 5	North of Hanwell Fields	Strongly object to the policy. The Plan does not justify why Banbury 2 and Banbury 5 (North of Hanwell Fields) are now included and West of Warwick Road is excluded.
176	Karen	Jones		Policy	Banbury 5	North of Hanwell Fields	The Plan does not justify why the clear, defensible boundary to the north of Banbury which now defines the limit of built development should now be significantly altered. Nor how the new edge will constitute an effective, defensible long term boundary, how this will protect Hanwell village and how the 'Green Buffers' will be achieved.
176	Karen	Jones		Policy	Banbury 5	North of Hanwell Fields	Plan does not justify the inclusion of East & West Southam Road. Site constrained by noise, heritage and other environmental constraints. Adjoins industrial area to the south. Might be suitable for long term employment use.
176	Karen	Jones		Policy	Banbury 5	North of Hanwell Fields	Banbury 2 is less sustainable than other sites and create a poor environment for new housing. It is not clear that the detrimental visual impacts have been properly balanced. The site is more suitable for long term employment.

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176	Karen	Jones		Policy	Banbury 5	North of Hanwell Fields	The Plan does not justify a radical shift from the Draft Core Strategy 2010 and why development south of Banbury at Salt Way is deemed more harmful than the housing development proposed north of Banbury.
198	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	Policy	Banbury 5	North of Hanwell Fields	Extends development beyond new distributor road, which provides a clear boundary to development and would extend the over the local landscape ridge with impact on the Hanwell Village Conservation Area.
226	Sinéad	Morrissey	Rapleys LLP / Bedworth Trading Ltd	Policy	Banbury 5	North of Hanwell Fields	No objection in principle however land to the North of Hanwell Fields sites on the ridge line and is therefore prominent in visual amenity terms. Banbury 2 is more discreet in landscape terms. Plan should acknowledge importance of Banbury 2 which is a key deliverable site.
237	Wayne	Neale		Policy	Banbury 5	North of Hanwell Fields	Objection to Ban 5 on the grounds of being previously dismissed, public objection, unsustainable location, high commuting, no confirmed services, land is of high landscape value, Hanwell Filed was designed as the Urban edge, rights of way, loss of countryside
237	Wayne	Neale		Policy	Banbury 5	North of Hanwell Fields	Concern at the lack of school provision at Ban 5 and wider.
237	Wayne	Neale		Policy	Banbury 5	North of Hanwell Fields	Concern at the lack of heath provision, e.g. Doctors Surgery
237	Wayne	Neale		Policy	Banbury 5	North of Hanwell Fields	Concern at the lack of Retail provision e.g. shops
237	Wayne	Neale		Policy	Banbury 5	North of Hanwell Fields	Concern at the lack of community facilities
237	Wayne	Neale		Policy	Banbury 5	North of Hanwell Fields	Limit of development previously agreed at Dukes Meadows Drive
237	Wayne	Neale		Policy	Banbury 5	North of Hanwell Fields	Concern regarding traffic congestion and formation of rat runs
237	Wayne	Neale		Policy	Banbury 5	North of Hanwell Fields	Loss in House values in Hanwell Field

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254	Mark	Recchia	Banbury Town Council	Policy	Banbury 5	North of Hanwell Fields	Accepts the need to meet housing delivery and bring forward additional sites to achieve this. However, development of additional areas should not take place instead Canalside and should not be implemented until the planned Bankside has been completed. The site is adjacent to a recently developed site and feel that it would be better to have a period of stability.
264	Daniel	Round	OCC - Strategic Planning Consultations	Policy	Banbury 5	North of Hanwell Fields	Primary schools will depend on housing mix, tenure and build rate. Spare capacity in other schools. Text should reflect that of Banbury 3.
264	Daniel	Round	OCC - Ecology	Policy	Banbury 5	North of Hanwell Fields	Brown long-eared maternity roost and two semi-improved grassland fields present. Woodland to the north of BAN5 contains Natters Bat. Woodland should be retained.
264	Daniel	Round	OCC - Highways and Transport	Policy	Banbury 5	North of Hanwell Fields	Public transport services to other strategic sites. New bullet point; walking & cycling, transport assessment & plans.
279	Martin	Small	English Heritage	Policy	Banbury 5	North of Hanwell Fields	EH supports the key principles relating to the historic environment.
292	Christopher	Taylor		Policy	Banbury 5	North of Hanwell Fields	Objects to the proposed development due to landscape and environmental impact, including the adverse impact of light pollution on the Hanwell Community Observatory. It is not clear why the site is being proposed given that the site was previously refused permission and was only proposed as a reserve site in the draft Core Strategy. The revocation of the South East Plan is imminent and when this happens the basis for the Plan's housing figures will disappear. Reference is made to previous representations made on the site by the objector.
325	Antony	Watts	Hanwell Fields Development Action Group	Policy	Banbury 5	North of Hanwell Fields	Remove from Plan - Green Belt
325	Antony	Watts	Hanwell Fields Development Action Group	Policy	Banbury 5	North of Hanwell Fields	Remove from Plan. Traffic issues. Unsustainable location. Flooding risk. Visual sensitivities.
380	Brian	Little	Local History Group	Policy	Banbury 5	North of Hanwell Fields	Important to ensure Hardwick lost village and Hanwell do not lose their identity.

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3	Alec	Arrol	Kennet Properties / Thames Water	Policy	Banbury 6	Employment Land West of M40	KPL continues to support this allocation. It plays an important role in meeting employment land requirements during the LP life time, as evidenced by the completion of its first phase.
183	Rob	Kinchin-Smith	Banbury Civic Society	Policy	Banbury 6	Employment Land West of M40	Welcome key site specific design and place shaping principles. In particular bullet point 6.
183	Rob	Kinchin-Smith	Banbury Civic Society	Policy	Banbury 6	Employment Land West of M40	Site is located close to Schedule Monument and ancient hedgerow that marks Oxfordshire / Northamptonshire county boundary.
203	Rebecca	Micklem	BBOWT	Policy	Banbury 6	Employment Land West of M40	Despite the identification of potential habitat loss in the Sustainability Appraisal, it would appear that no ecological assessment of the area has been undertaken. This is needed to ensure that the policy is appropriate in terms of biodiversity impacts, to identify requirements for biodiversity protection, mitigation and enhancement, and to ensure compliance with NPPF paras. 109 and 165
205	Jack	Moeran	Environment Agency	Policy	Banbury 6	Employment Land West of M40.	Pleased to see that all built development will be rolled back outside modelled Flood Zone 3 in line with Level 2 SFRA.
221	Peter	Frampton	Framptons / Barwood Developments	Policy	Banbury 6	Employment Land West of M40	Site should be developed to its maximum potential for B2 & B8 uses while maintaining flood mitigation measures. Policy should clarify land area where it states 6.3 ha net remaining. To ensure flexibility. Map attached.
254	Mark	Recchia	Banbury Town Council	Policy	Banbury 6	Employment Land West of M40	Supports the development of this site but would like to see a limit on B8 uses.
264	Daniel	Round	OCC - Archaeology	Policy	Banbury 6	Employment Land West of M40	No further archaeological survey required.
264	Daniel	Round	OCC - Ecology	Policy	Banbury 6	Employment Land West of M40	Banbury Sewage Farm has records of many rare species. New survey required.

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264	Daniel	Round	OCC - Highways and Transport	Policy	Banbury 6	Employment Land West of M40	Question walking distance assumption. Poor public transport access. A road line has been safeguarded. Emphasis on improving pedestrian and cycling links to the railway station. New bullet point - transport assessment / travel plans.
325	Antony	Watts	Hanwell Fields Development Action Group	Policy	Banbury 6	Employment Land West of M40	Need high value industry and not warehouse.
26	Ed	Barrett	Turley Associates/ Scottish Widows / Scottish Widows Unit Funds Ltd	Policy	Banbury 7	Strengthening Banbury Town Centre	Support principal of extending town centre boundary to include Spiceball Development Area.
26	Ed	Barrett	Turley Associates/ Scottish Widows / Scottish Widows Unit Funds Ltd	Policy	Banbury 7	Strengthening Banbury Town Centre	Plan is silent on future scale of retail and leisure development within Banbury Town Centre. Should include retail targets.
158	Chris	Hone	CPRE Banbury District	Policy	Banbury 7	Strengthening Banbury Town Centre	It needs to be ensured that development proposals in certain parts of the town do not compromise the sustainability of the town centre as a whole.
205	Jack	Moeran	Environment Agency	Policy	Banbury 7	Strengthening Banbury Town Centre	Where there is a change of use from Less Vulnerable to More Vulnerable development in Flood Zones 2 and 3, need to consider flood risk to future users . Access and egress to be considered in line with Level to SFRA.
254	Mark	Recchia	Banbury Town Council	Policy	Banbury 7	Strengthening Banbury Town Centre	Supports this policy and in particular residential uses above ground floor level.
264	Daniel	Round	OCC - Ecology	Policy	Banbury 7	Strengthening Banbury Town Centre	Opportunities should be pursued for Green Infrastructure, SuDS & biodiversity in buildings.
264	Daniel	Round	OCC - Highways and Transport	Policy	Banbury 7	Strengthening Banbury Town Centre	Re-phase Canalside bullet. Banbury bus Station - text unclear. Redevelopment of the bus station should improve bus routeing and passenger waiting environment.
279	Martin	Small	English Heritage	Policy	Banbury 7	Strengthening Banbury Town Centre	Would like to see a reference to the Conservation Area and listed buildings within this policy.
325	Antony	Watts	Hanwell Fields Development Action Group	Policy	Banbury 7	Strengthening Banbury Town Centre	Push ahead and improve car parking.

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380	Brian	Little	Local History Group	Policy	Banbury 7	Strengthening Banbury Town Centre	Should be leisure related and not retail led. Demand for a store would best be met within Castle Quay when the opportunity arises.
380	Brian	Little	Local History Group	Policy	Banbury 7	Strengthening Banbury Town centre	The historic town centre must remain the primary focus of future tourism.
118	Peter	Frampton	Framptons	Paragraph	C.157	Strategic Development: Banbury 8 - Land at Bolton Road	Reasoned justification for Banbury 8 does not acknowledge; multiple ownerships, land disposal, not deliverable, requirements for indoor sports provision & why it should be an exemplary demonstration with Policy BSD1-5.
26	Ed	Barrett	Turley Associates/ Scottish Widows / Scottish Widows Unit Funds Ltd	Policy	Banbury 8	Land at Bolton Road	Should include retail floorspace target for Bolton Road.
44	Fiona	Brereton	Drivers Jonas Deloitte/Aberdeen Property Investors	Policy	Banbury 8	Land at Bolton Road	This policy is supported. However there should be recognition within the policy that viability should be taken into account when balancing competing policy requirements. Or alternatively viability should be considered as a stand alone policy elsewhere within the plan.
118	Peter	Frampton	Framptons	Policy	Banbury 8	Land at Bolton Road	Policy conflicts with NPPF Para 154 - Council should be transparent to the likelihood of using CPO powers.
183	Rob	Kinchin-Smith	Banbury Civic Society	Policy	Banbury 8	Land at Bolton Road	Supported subject to Banbury Masterplan.
196	Kirill	Malkin	Quod / Gala Leisure	Policy	Banbury 8	Land at Bolton Road	Gala Leisure own the leasehold for Land at Bolton Way until 2023 where they run a successful and commercially viable business for the last 13 years. No approach has been made to Gala Leisure in respect of alternatives sites or their requirements. The proposed indicative alternative site set out in the Bolton Road SPD is unsuitable for the their business needs, being a third the size and in a first floor location. Gala Leisure have no immediate intention to move.

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196	Kirill	Malkin	Quod / Gala Leisure	Policy	Banbury 8	Land at Bolton Road	Should no suitable relocation site be identified Gala Leisure would be forced to leave the Banbury Market with the associated economic impact - loss of 18 jobs. Proposal is contrary to aims of the NPPF and Sustainable Development. Policy is undeliverable without engagement with local businesses.
254	Mark	Recchia	Banbury Town Council	Policy	Banbury 8	Land at Bolton Road	Support the principle of regenerating Land at Bolton Road. We would not like to see historic buildings demolished and would like to see links to the old town and Parsons Street. Needs to include car parking provision and a town centre supermarket which the town currently lacks. It presents the opportunity to develop historic outbuildings to the rear of Parsons Street.
264	Daniel	Round	OCC - Archaeology	Policy	Banbury 8	Land at Bolton Road	Archaeological survey should be noted in Key Site Specific Design. Wording supplied.
264	Daniel	Round	OCC - Ecology	Policy	Banbury 8	Land at Bolton Road	Opportunities should be pursued for Green Infrastructure, SuDS & biodiversity in buildings. Green spaces will need to be managed in perpetuity with funding and delivery mechanisms considered. Bat survey required.
264	Daniel	Round	OCC - Highways and Transport	Policy	Banbury 8	Land at Bolton Road	Amend bullet point 9. New bullet point - design of car park, travel plans / travel assessment.
279	Martin	Small	English Heritage	Policy	Banbury 8	Land at Bolton Road	EH supports the key principles relating to the historic environment.
285	Victor	Smith		Policy	Banbury 8	Land at Bolton Road	Building any more shops, offices or industrial premises is not sustainable. Agree to the redevelopment of Bolton Road, Provision of additional shops out of town is wrong.
317	Robert	Tustain		Policy	Banbury 8	Land at Bolton Road	Support Bolton Road redevelopment. Suggest development includes a Supermarket, Theatre & Cinema. Object to a Hotel proposal.
325	Antony	Watts	Hanwell Fields Development Action Group	Policy	Banbury 8	Land at Bolton Road	Include residential and underground car parking.
331	Matthew	Williams	Drivers Jonas DeLoitte / Aberdeen Property Investors	Policy	Banbury 8	Land at Bolton Road	Welcome inclusion of policy. Policy should recognise that viability should be taken into account when balancing competing requirements. Should viability form a stand along policy within the plan?

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380	Brian	Little	Local History Group	Policy	Banbury 8	Land at Bolton Road	Essential that there are links to the old town.
26	Ed	Barrett	Turley Associates/ Scottish Widows / Scottish Widows Unit Funds Ltd	Policy	Banbury 9	Spiceball Development Area	Inclusion of retail and leisure uses within Spiceball development area are considered to compliment town centre location.
205	Jack	Moeran	Environment Agency	Policy	Banbury 9	Spiceball Development Area	In direct conflict with footnote 20 (page 24) of NPPF. Wording needs to change to 'A Flood Risk Assessment will be required for any future planning application' in line with NPPF requirements.
254	Mark	Recchia	Banbury Town Council	Policy	Banbury 9	Spiceball Development Area	Support Cultural Quarter . The town needs a site for a new library and facilities such as a theatre/cinema and art gallery. It needs to include car parking, probably on ground floor to prevent possible flood damage.
264	Daniel	Round	OCC - Ecology	Policy	Banbury 9	Spiceball Development Area	Opportunities should be pursued for Green Infrastructure, SuDS & biodiversity in buildings.
264	Daniel	Round	OCC - Highways and Transport	Policy	Banbury 9	Spiceball Development Area	New bullet point - pedestrian & cycle route, sustainable modes of transport, transport assessment / travel plans.
325	Antony	Watts	Hanwell Fields Development Action Group	Policy	Banbury 9	Spiceball Development Area	Go ahead.
254	Mark	Recchia	Banbury Town Council	Policy	Banbury 10	Bretch Hill Regeneration Area	Support proposal that will assist in reducing high levels of deprivation in western Banbury
264	Daniel	Round	OCC - Ecology	Policy	Banbury 10	Bretch Hill Regeneration Area	Opportunities should be pursued for Green Infrastructure, SuDS & biodiversity in buildings.
264	Daniel	Round	OCC - Highways and Transport	Policy	Banbury 10	Bretch Hill Regeneration Area	Green infrastructure. Unlike to deliver direct bus service. Bullet point 4 - amendment suggested. Review existing traffic calming measures.
325	Antony	Watts	Hanwell Fields Development Action Group	Policy	Banbury 10	Bretch Hill Regeneration Area	Go ahead - meet energy conservation.

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198	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	Paragraph	C.170	Strategic Development: Banbury 11 - Meeting the Need for Open Space, Sport and Recreation	Support para C.119, C.170 & C.176 and the requirement for further Cricket Pitch provision.
44	Fiona	Brereton	Drivers Jonas Deloitte/Aberdeen Property Investors	Paragraph	1.52	Banbury masterplan	It is assumed the Banbury Masterplan will include retail capacity figures but these figures should be included in the Local Plan as well
198	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	Paragraph	C.176	Strategic Development: Banbury 11 - Meeting the Need for Open Space, Sport and Recreation	Support para C.119, C.170 & C.176 and the requirement for further Cricket Pitch provision.
254	Mark	Recchia	Banbury Town Council	Policy	Banbury 11	Meeting the Need for Open Space, Sport & Recreation	Supports the identified deficiencies and the creation of a liner park north -south, and the relocation of Banbury United.
269	Valerie	Russell	Bodicote Parish Council	Paragraph	C.180	Strategic Development: Banbury 12 - Land for the Relocation of Banbury United FC	Has traffic survey's been undertaken? Traffic problems at Bloxham Road & Banbury at Oxford Road.
13	Vicky	Aston		Policy	Banbury 12	Land for the Recreation of Banbury United FC	Support relocation of Banbury FC & welcome further engagement.

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130	Jennifer	Glynn		Policy	Banbury 12	Land for the Relocation of Banbury United FC	Object to the allocation of Banbury Football Club at Banbury 12 on the grounds that it does not respect the identity of Bodicote and will increase traffic. Suggest allocation is removed from the Plan and alternative location found.
168	Patricia	Jesson	Wroxton & Balscote Parish Council	Policy	Banbury 12	Land for the Relocation of Banbury United FC	Objection to the relocation of Banbury FC on grounds of unsustainable location and traffic congestion through the town . Alternative site suggested between Station Road and the Motorway.
169	Heather	Johnston		Policy	Banbury 12	Land for the Relocation of Banbury United FC	Objection to the relocation of Banbury FC on grounds of unsustainable location and traffic congestion through the town . Alternative site suggested between Station Road and the Motorway.
173	Alasdair	Jones	Marrons / Hallam Land Management	Policy	Banbury 12	Land for the relocation of Banbury United FC	Possible redistribution of uses between Banbury 4. Allocation should be reflected in gross terms.
199	Gerard	McCrory	Banbury Utd FC	Policy	Banbury 12	Land for the Relocation of Banbury United FC	Promotes alternative site for Banbury United FC.
254	Mark	Recchia	Banbury Town Council	Policy	Banbury 12	Land for the Relocation of Banbury United	Banbury United Football Club need to re-sit in order to develop Canalside but consideration needs to be given to suitable bus service for supporters by bus from the town and the railway station. An alternative site could be found to the north east of the M40 junction.
264	Daniel	Round	OCC - Ecology	Policy	Banbury 12	Land for the Relocation of Banbury FC	Potential BAP habitat (Broadleaved woodland) around rugby ground. No Comment.
264	Daniel	Round	OCC - Highways and Transport	Policy	Banbury 12	Land for the Relocation of Banbury FC	New location is not sustainable. Consider pedestrian & cycling links.
269	Valerie	Russell	Bodicote Parish Council	Policy	Banbury 12	Land for the Relocation of Banbury FC	Re-label BOD 12 and not BAN 12. Concern at relocation of FC to the South of the town as will cause traffic congestion along Oxford Road. Suggest locating in the north.

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325	Antony	Watts	Hanwell Fields Development Action Group	Policy	Banbury 12	Land for the Relocation of Banbury FC	Go ahead.
205	Jack	Moeran	Environment Agency	Paragraph	C.181	Strategic Development: Banbury 13 - Burial Site Provision in Banbury	Support the commitment to survey land to establish the suitability of ground conditions.
205	Jack	Moeran	Environment Agency	Policy	Banbury 13	Burial Site Provision in Banbury	It must not be established in an area than this likely to have a negative impact on ground water.
254	Mark	Recchia	Banbury Town Council	Policy	Banbury 13	Burial site provision in Banbury	TC would like to see an additional allocation of the field to the north of the cemetery for a cemetery extension. Noted that developer contributions will be sought towards costs but inflated land prices would make a negotiated sale improbable. Noted the intention of progressing this matter through the Local Neighbourhoods DPD but TC questions whether this will have the same weight. Without and Strategic allocation CDC will need to use CPO powers as it did to acquire the original cemetery.
264	Daniel	Round	OCC - Ecology	Policy	Banbury 13	Burial Site Provision in Banbury	Native and local provenance planting and sowing should be encouraged within the landscape.
325	Antony	Watts	Hanwell Fields Development Action Group	Policy	Banbury 13	Burial Site Provision in Banbury	Needed.
254	Mark	Recchia	Banbury Town Council	Policy	Banbury 14	Banbury Country Park	TC supports the aspiration to provide a community woodland, Whilst this is highly desirable TC already manages a Country Park which is closer o the town for the benefit of Banbury residents, and this is pertinent to where future maintenance responsibility for the site might reside.
264	Daniel	Round	OCC - Archaeology	Policy	Banbury 14	Banbury Country Park	Archaeological survey should be noted in Key Site Specific Design. Wording supplied.
264	Daniel	Round	OCC - Ecology	Policy	Banbury 14	Banbury Country Park	Support.

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264	Daniel	Round	OCC - Highways and Transport	Policy	Banbury 14	Banbury Country Park	Site is not in a sustainable location. Text on pedestrian and cycling access to public transport services.
279	Martin	Small	English Heritage	Policy	Banbury 14	Banbury Country Park	Mention could be made of the Grade II listed lock and Lock Cottage at the north end of the proposed Country Park.
325	Antony	Watts	Hanwell Fields Development Action Group	Policy	Banbury 14	Banbury Country Park	Worthless. Support public footpaths only.
107	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Section	C.4	Kidlington	Support approach at Kidlington given settlement size and market position.
162	Andrew	Hornsby-Smith		Section	C.4	Kidlington	Plan should make decision in respect of re-development potential of Police HQ site.
162	Andrew	Hornsby-Smith		Section	C.4	Kidlington	Clarity required in respect of Stratfield Brake and evidence base - open space review. Amendments suggested.
223	Peter	Frampton	Framptons / Barwood Developments	Section	C.4	Kidlington	Policy should set out a reasoned justification for the exceptional circumstances for the alteration of the green belt. Extent of Green Belt Review boundary is not supported by NPPF para 85 as it will need to be reviewed at the end of the development plan period & does not define a boundary using physical features. Approach excludes housing. Selective review should occur urgently and before submission of the Local Plan.
264	Daniel	Round	OCC - Strategic Planning Consultations	Section	C.4	Kidlington	Text that refers to Kidlington should appear in one location. Area of search for Green Belt review should be widened to include land at Begbroke Science Park.
264	Daniel	Round	OCC - Highways and Transport	Section	C.4	Kidlington	New issue; transport links between Oxford & Bicester, improving frequency and quality of bus service. Rename airport. Mention Water Eaton Parkway and the wider Evergreen project.
280	Carl	Smith	Gosford and Water Eaton Parish Council	Section	C.4	Kidlington	Support business growth at Oxford Airport but believe that there should be restrictions on operations
280	Carl	Smith	Gosford and Water Eaton Parish Council	Section	C.4	Kidlington	Is concerned about the traffic impact of more development at Langford Lane
161	Andrew	Hornsby-Smith		Paragraph	C.188	C.4 Kidlington	Update population figures.
256	Trish	Redpath	Kidlington Parish Council	Paragraph	C.188	C.4 Kidlington	Population figure for Kidlington & Gosport is an underestimate.

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161	Andrew	Hornsby-Smith		Paragraph	C.190	C.4 Kidlington	Support.
255	Trish	Redpath	Kidlington Parish Council	Paragraph	C.190	C.4 Kidlington	Support proposed Kidlington Masterplan. Like reassurance that it will include an up to date reassessment of local housing need and review of all housing options and the housing target of 259 will be exceeded. Wording supplied.
107	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	C.192	What Will Happen Where	C.192 should refer specifically to Begbroke Science Park & not just Begbroke. Object to the chosen approach at Kidlington in not releasing land from the Green Belt within the Local Plan but within subsequent DPD
160	Andrew	Hornsby-Smith		Paragraph	C.192	What will Happen and Where	Text suggestion.
258	Trish	Redpath	Kidlington Parish Council	Paragraph	C.192	What will happen when and where	Include housing need.
107	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	C.193	What Will Happen Where	Object to C.193 sentence does not make sense as Employment Allocations within inset area are already outside Green Belt and that second part of sentence is out of date. Text supplied.
190	Nik	Lyzba	JPPC / Oxford University Press	Paragraph	C.194	Strategic Development: Kidlington 1 - Langford Lane Technology Park	Concern policy only applies to 'some additional employment land' in Kidlington rather than requirement identified in ELR for between 9.3 - 11.3 ha.
107	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	C.195	Strategic Development: Kidlington 1 - Langford Lane Technology Park	Object to C.195, Oxford Technology Park is needed now.

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5	Tom	Ashley	Turnberry Planing Ltd / Oxford University	Policy	Kidlington 1	Langford Lane Technology Park	Report sets out history and background of Begbroke Science Park, provides a brief overview of the Universities development strategy, discusses in more detail the recent and future growth in scientific research at the University, explains why Begbroke Science Park is considered the University to be the most appropriate location for scientific research, explores the scale of the development that could be required at the Science Park during 2031 to support the growth of scientific research & draws together the analysis for 'exceptional circumstances' in support of a small scale review of the Green Belt boundaries around the Science Park.
5	Tom	Ashley	Turnberry Planing Ltd / Oxford University	Policy	Kidlington 1	Langford Lane Technology Park	Small Scale Green Belt review for Langford Lane should be expanded to include Begbroke Science Park. Wording supplied. Reflecting future demand for expansion & 'exceptional circumstances'.
85	Will	Cobley	Terrence O'Rourke Ltd / Blenheim Palace Estate	Policy	Kidlington 1	Langford Lane Technology Park	Support small scale review of Green Belt, NPPF Para 83. Policy and supporting text should be amended to a proper review to ensure boundaries are defensible in the long term.
100	Suzi	Coyne	Suzi Coyne Planning / Worton Farms Ltd	Policy	Kidlington 1	Langford Lane Technology Park	Land at Worton farm should be removed from the Local Green Space designation (Green Belt?).
107	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Policy	Kidlington 1	Langford Lane Technology Park	Object to Policy Kidlington 1, policy does not bring forward much needed employment land quickly enough. Text supplied. Bullet points within policy supported.
160	Andrew	Hornsby-Smith		Policy	Kidlington 1	Langford Lane Technology Park	Support selective green belt review at Kidlington for employment land but review should also include a review of residential options. Concern at unsustainable commuting. Paragraph B.33 should introduce a restriction on the scope of growth of Oxford Airport. Consideration of design issues; height of buildings, connectivity within Kidlington Masterplan. Amendments suggested.

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172	Alan	Jones		Policy	Kidlington 1	Langford Lane Technology Park	Support policy and small scale local review of the Green Belt at Langford Lane / London Oxford Airport. Securing high quality employment land in this location may alleviate pressure from the more valuable inner Green Belt.
190	Nik	Lyzba	JPPC / Oxford University Press	Policy	Kidlington 1	Langford Lane Technology Park	Support limited review of Green Belt at Langford Lane. And should be reflected in Policy ESD14 and tie in with Policy Kidlington 1. Area of search should be widened to include the North West in order to not restrict unreasonably the area subject to review.
194	James	Macnamara	The Astons and Heyford Ward	Policy	Kidlington 1	Langford Lane Technology Park	It does not mention the site of the proposed station.
203	Rebecca	Micklem	BBOWT	Policy	Kidlington 1	Langford Lane Technology Park	The proposal is adjacent to Rushy Meadows SSSI, and overlaps with Langford Meadows LWS and Lower Cherwell Valley CTA. However, it would appear that no ecological assessment of the area has been undertaken. This is needed to ensure that the policy is appropriate in terms of biodiversity impacts, to identify requirements for biodiversity protection, mitigation and enhancement, and to ensure compliance with NPPF paras. 109 and 165
205	Jack	Moeran	Environment Agency	Policy	Kidlington 1	Langford Lane Technology Park	No issues in principle with the policy and welcome the provision of SuDS. However, an opportunity to reduce flood risk has been missed. This could include de-culverting or diverting Thrupp Ditch. Remediation of contaminated land could have been included as a key design principle.
223	Peter	Frampton	Framptons / Barwood Developments	Policy	Kidlington 1	Langford Lane Technology Park	De-allocate Land identified at Kidlington from the Green Belt & allocate as Employment. Land is available, suitable and achievable for employment development. Map attached.
258	Trish	Redpath	Kidlington Parish Council	Policy	Kidlington 1	Langford Lane Technology Park	Minor wording amendments.

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264	Daniel	Round	OCC - Ecology	Policy	Kidlington 1	Langford Lane Technology Park	Many species present - Barn Owl, Hobby & Kingfisher, Otter, Water Vole. Rushey Meadows SSSI adjoins south-western boundary of proposed Green Belt review. Lower Cherwell Valley Conservation Target Area and Lowland Meadow BAP Priority Habitat. Direct or indirect damage should be considered.
264	Daniel	Round	OCC - Highways and Transport	Policy	Kidlington 1	Langford Lane Technology Park	Connectivity with village centre, Oxford, Bicester and Water Eaton Parkway. New & existing development. Improvements needed to public transport, walking & cycling. Bus service should be developed to all day - growing demand of enterprise in area.
283	Roger	Smith	Savills / The Bulford trust	Policy	Kidlington 1	Langford Lane Technology Park	Support small scale review of the Green Belt on the northern edge of Kidlington as this provides opportunity for residential development & to address open space deficiency. Area of search should be expanded to the east of the Langford Lane Technology Park and East of Banbury Road (north of the Moors).
291	Neville	Surtees	Barton Willmore / J A Pye Ltd	Policy	Kidlington 1	Langford Lane Technology Park	Support aim to undertake a Limited Green Belt Review. The scope of review area needs to be increased in size to present realistic options for development. Omission Site: Land to the South of Langford Locks is suitable for employment land given its sustainable location, constrained day railway line & Canal, containment, urban character, non-historic setting & need for employment land. Land would form a continuation of employment land to the north and logical extension. Will reduce commuting. Limited Green Belt Review area is removed from Central Kidlington.
299	Bruce	Tremayne	CPRE Bicester District	Policy	Kidlington 1	Langford Lane Technology Park	Support principle of structured framework.
5	Tom	Ashley	Turnberry Planing Ltd / Oxford University	Paragraph	C.192	What will happen when and where	Support reference to Begbroke Science Park.

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159	Andrew	Hornsby-Smith		Paragraph	C.197	Strategic Development: Kidlington 2 - Strengthening Kidlington Village Centre	Object to overestimation of additional comparison goods retail floor space.
258	Trish	Redpath	Kidlington Parish Council	Paragraph	C.197	Strategic Development: Kidlington 2 - Strengthening Kidlington Village Centre	Amend para C.197 to reflect the increased allowance made in projections to tackle under-representation of comparison floor space and any identified future over trading at Kidlington.
159	Andrew	Hornsby-Smith		Paragraph	C.199	Strategic Development: Kidlington 2 - Strengthening Kidlington Village Centre	Support extension to Kidlington Village Centre.
194	James	Macnamara	The Astons and Heyford Ward	Policy	Kidlington 2	Strengthening Kidlington Village Centre	Mention the key objective to secure the space behind buildings in the High Street for a vehicle delivery road so that the High Street is eventually pedestrianised. Cross reference to Kidlington Infrastructure requirements.
258	Trish	Redpath	Kidlington Parish Council	Policy	Kidlington 2	Strengthening Kidlington Village Centre	Support Kidlington Masterplan.
264	Daniel	Round	OCC - Ecology	Policy	Kidlington 2	Strengthening Kidlington Village Centre	Opportunities should be perused for Green Infrastructure, SuDS & biodiversity in buildings.
264	Daniel	Round	OCC - Highways and Transport	Policy	Kidlington 2	Strengthening Kidlington Village Centre	Policy should mention links to public transport. Link to Langford Lane & Airport is poor to Water Eaton & Oxford.
5	Tom	Ashley	Turnberry Planing Ltd / Oxford University	Paragraph	C.200	Meeting the Challenge of Developing a Sustainable Economy in the Villages and Rural Areas	Support reference to Begbroke Science Park.

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22	Tony	Baldry MP		Other	C.5	Our Villages and Rural Areas	A number of houses are left to be built in the villages overall. As part of the Local Plan process villages should be encouraged to carry out their own neighbourhood planning exercise. It is going to be more sensible for housing numbers to be met by villages volunteering to take new houses rather than housing numbers being imposed upon them.
22	Tony	Baldry MP		Other	C.5	Our Villages and Rural Areas	Thought could be given to whether it is possible, with the support of Parish Councils, for planning permission to be granted in villages for new housing on the understanding that such affordable housing is for people with local connections.
64	Terry	Byrd	Merton Parish Council	Section	C.5	Our Villages and Rural Areas	Proposals are too prescriptive and will seriously inhibit Neighbourhoods/Parish Plans and disable localism.
264	Daniel	Round	OCC - Highways and Transport	Section	C.5	Our Villages and Rural Areas	Section duplicates Kidlington & Airport.
280	Carl	Smith	Gosford and Water Eaton Parish Council	Section	C.5	Our Villages and Rural Areas	It is not clear if Gosford is treated as a separate entity to Kidlington
280	Carl	Smith	Gosford and Water Eaton Parish Council	Section	C.5	Our Villages and Rural Areas	Infilling is fine but the street scene and layout needs to be taken into account
280	Carl	Smith	Gosford and Water Eaton Parish Council	Section	C.5	Our Villages and Rural Areas	The Parish have attended Parish workshops and these have assisted in forming policy. They do not consider that the preparation of the Parish Neighbourhood plan is needed and will accept that the Local Plan will fulfil its requirements.
280	Carl	Smith	Gosford and Water Eaton Parish Council	Section	C.5	Our Villages and Rural Areas	It is considered that there is not enough in the Plan to protect village services and facilities.
299	Bruce	Tremayne	CPRE Bicester District	Section	C.5	Our Villages and Rural Areas	Agree in principle with the overall strategy.
197	Margaret Elizabeth	Mason		Paragraph	C.201	Meeting the Challenges of Developing a Sustainable Economy in the Villages and Rural Areas	Support the proposal to improve mobile phone and internet services in the village and therefore improve home working in rural communities.

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63	Peter	Burrows	Adderbury Conservation Action Group	Paragraph	C.202	Meeting the Challenge of Developing a Sustainable Economy in the Villages and Rural Areas	Large estates on the edge of as yet unspoilt conservation areas/historic villages e.g. Adderbury, would destroy the appeal of the area to the tourist industry.
113	Julia	Edwards	Corylus Ltd	Para graph	C.202	Meeting the Challenge of Building Sustainable Villages and Rural Areas	Supports the aim of living villages
197	Margaret Elizabeth	Mason		Paragraph	C.202	Meeting the Challenges of Developing a Sustainable Economy in the Villages and Rural Areas	Support the provision of Sport and Recreation facilities in rural areas
113	Julia	Edwards	Corylus Ltd	Paragraph	C.205	Meeting the Challenge of Building Sustainable Villages and Rural Areas	There should be a presumption in favour of retaining village services
168	Patricia	Jesson	Wroxton & Balscote Parish Council	Paragraph	C.205	Meeting the Challenge of Building Sustainable Villages and Rural Areas	Will sports facilities, present and proposed meet the lack of sports facilities in Banbury?

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312	Sarah Caroline	Turner		Paragraph	C.206	Meeting the Challenges of Building Sustainable Villages and Rural Areas	Objection to strategy as it seeks to direct growth only at the existing sustainable settlements at expense of smaller villages. Wording supplied.
160	Andrew	Hornsby-Smith		Paragraph	C.208	Meeting the Challenge of Ensuring Sustainable Development in Our Villages and Rural Areas	Oxford Meadows SAC located 4km from Langford Lane Technology Park.
197	Margaret Elizabeth	Mason		Paragraph	C.208	Meeting the Challenge of Ensuring Sustainable Development in the Villages and Rural Areas	Developments should include adequate off-road parking
63	Peter	Burrows	Adderbury Conservation Action Group	Paragraph	C.209	Meeting the Challenge of Ensuring Sustainable Development in our Villages and Rural Areas	The continual pressure for the development of the larger estates will only exacerbate the need for travel.
160	Andrew	Hornsby-Smith		Paragraph	C.209	Meeting the Challenge of Ensuring Sustainable Development in our Villages and Rural Areas	Support mixed development and sustainable travel.

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264	Daniel	Round	OCC - Archaeology	Paragraph	C.209	Meeting the Challenge of Ensuring Sustainable Development in our Villages and Rural Areas	Ref to enhancing the quality of our natural, built and archaeological heritage.
130	Jennifer	Glynn		Paragraph	C.210	Our Vision and Strategy for Our Villages and Rural Areas	Object to coalescence of Bodicote.
250	Ruth	POWLES	Kirtlington Parish Council	Paragraph	C.210	Our Vision and Strategy for Our Villages and Rural Areas	Plans fails to meet infrastructure requirements in Bicester including East West Rail and Project Evergreen 3. Suggest out of town rail station. Improvements to A34. Concern at rat runs.
269	Valerie	Russell	Bodicote Parish Council	Paragraph	C.210	Our Vision and Strategy for Our Villages and Rural Areas	Disagree that villages are protected - Bodicote is over run.
168	Patricia	Jesson	Wroxton & Balscote Parish Council	Paragraph	C.211	Our Vision and Strategy for Our Villages and Rural Areas	Wroxton is a conservation village, any development will take place in the conservation area, what restrictions will that put on developments?
250	Ruth	POWLES	Kirtlington Parish Council	Paragraph	C.211	Our Vision and Strategy for Our Villages and Rural Areas	Plans fails to meet infrastructure requirements in Bicester including East West Rail and Project Evergreen 3. Suggest out of town rail station. Improvements to A34. Concern at rat runs.

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113	Julia	Edwards	Corylus Ltd	Paragraph	C.214	What will happen and where	Development should not be allowed on the basis of arguments that would enable services to be maintained. The community should be consulted.
313	Sarah Caroline	Turner		Paragraph	C.214	What will happen and where	Objection to strategy as it seeks to direct growth only at the existing sustainable settlements at expense of smaller villages. Wording supplied.
246	Jonathan	Porter	Barton Willmore / Archstone Land	Paragraph	C.216	What will Happen and Where	No explanation provided for the reduction in the overall level of growth in the Rural Areas. Rural areas require sufficient housing to support new homes and provide choice.
248	Jonathan	Porter	Barton Willmore / Archstone Land	Paragraph	C.216	What will Happen and Where	No explanation provided for the reduction in the overall level of growth in the Rural Areas. Rural areas require sufficient housing to support new homes and provide choice.
113	Julia	Edwards	Corylus Ltd	Paragraph	C.218	What will Happen and Where	Support this paragraph on design
63	Peter	Burrows	Adderbury Conservation Action Group	Paragraph	C.220	Policy Villages 1: Village categorisation	The evidence base, methodology and assessment of each village has not been set out to enable comparisons to be made.
64	Terry	Byrd	Merton Parish Council	Paragraph	C.220	Policy Villages 1: Village categorisation	CRAITLUS only covered 33 settlements of approximately 90. Why not all of them or any other number of them?. The Bicester SE relief road will have a significant effect for Merton but CRAITLUS would not be revised. The paragraph makes no mention of maintaining or improving Sustainability.
132	Theresa	Goss	Adderbury Parish Council	Paragraph	C.220	Policy Villages 1: Village categorisation	Para C220 does not set out the methodology and assessment to derive the village growth and to enable comparison.
134	Theresa	Goss	Bloxham Parish Council	Paragraph	C.220	Policy Villages 1: Village categorisation	Para C220 does not set out the methodology and assessment to derive the village categorisation and to enable comparison. SHLAA has not been made available.

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176	Karen	Jones		Paragraph	C.220-232	Policy Villages 1: Village categorisation	Strongly Support this policy. Agree that the Status of Hanwell should be Category C.
263	Mike	Robinson	Carter Jonas LLP / Hill Residential	Paragraph	C.220-C.239	Policy Villages 1: Village categorisation	Chesterton scored higher (26 out of a score of 30) than seven of the 'Category A' villages and should be included as a Category A village. The amount of housing in Group 3 should be increased to meet rural needs in suitable villages. A greater proportion of development should be allowed where there is support from the Parish Council .
63	Peter	Burrows	Adderbury Conservation Action Group	Paragraph	C.221	Policy Villages 1: Village categorisation	There is no attempt to evaluate and compare services in different areas e.g. a service which is available 12 hours a day 5 days a week compared to 2 hours twice a week. They should be rated differently.
132	Theresa	Goss	Adderbury Parish Council	Paragraph	C.221	Policy Villages 1: Village categorisation	The use of CRAITLUS is questioned because it does not demonstrate the availability in time or distance of village service provision / facility only that provision may exist. The SHLAA is still not available to comment on and inform for the production of a Neighbourhood Plan.
134	Theresa	Goss	Bloxham Parish Council	Paragraph	C.221	Policy Villages 1: Village categorisation	CRAITLUS and SHLAA have been used to inform village categorisation. The SHLAA is still not available to assess accuracy and compliance and CRAITLUS has been questioned as some of the methodology used could deliver flawed data.
132	Theresa	Goss	Adderbury Parish Council	Paragraph	C.222	Policy Villages 1: Village categorisation	States that the principle of categorisation is well established and if this is the case where is the methodology?
134	Theresa	Goss	Bloxham Parish Council	Paragraph	C.222	Policy Villages 1: Village categorisation	States that the principle of categorisation is well established. Just because this was used for previous plans does not make it appropriate now.
19	Ken	Atack	Cropredy Ward	Paragraph	C.223	Policy Villages 1: Village categorisation	Pleased to see the concept of clusters has remained within the plan. This arrangement has been acknowledged by Parish Councils as a sensible way forward.
132	Theresa	Goss	Adderbury Parish Council	Paragraph	C.225	Policy Villages 1: Village categorisation	Do not support Adderbury as a Category A village.

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134	Theresa	Goss	Bloxham Parish Council	Paragraph	C.225	Policy Villages 1: Village categorisation	There is insufficient evidence base to include Bloxham in the Category (No through bus service to Oxford and lack of public transport makes accessing the hospital provision costly).
168	Patricia	Jesson	Wroxton & Balscote Parish Council	Paragraph	C.225	Policy Villages 1: Village categorisation	Wroxton is a Cat B village. Does this preclude minor development?
194	James	Macnamara	The Astons and Heyford Ward	Paragraph	C.225/230	Policy Villages 1: Village categorisation	Lower Heyford should be removed from the list of 'clustered' villages as it is not linked to Steeple Aston.
269	Valerie	Russell	Bodicote Parish Council	Paragraph	C.225	Policy Villages 1: Village Categorisation	Bodicote is included in a Category A village - suitable for minor development or infilling, however allocated 400 dwg. Village categorisation is confusing.
20	Peter	Atkin	Pegasus Group / Prudential Pensions Ltd	Policy	Villages 1	Village Categorisation	Support the inclusion of Deddington as a Category 1 settlement.
20	Peter	Atkin	Pegasus Group / Prudential Pensions Ltd	Policy	Villages 1	Village Categorisation	Questions if there is a need for the policy as Policy villages 2 indicates which are the most sustainable villages.
20	Peter	Atkin	Pegasus Group / Prudential Pensions Ltd	Policy	Villages 1	Village Categorisation	The 'type of development' specified is ambiguous and it is not clear if this relates to development within the village or on the edge. The term minor development is open to interpretation.
20	Peter	Atkin	Pegasus Group / Prudential Pensions Ltd	Policy	Villages 1	Village Categorisation	There is no justification for the reduction in the amount of dwellings in the rural areas and focusing too much development in Bicester will force local people away the rural areas to find homes.
24	Suzanne	Bangert	Terrence O'Rourke Ltd / Mr & Mrs P Ashworth	Policy	Villages 1	Village Categorisation	Policy should allow more minor development in category C villages.
56	Steven	Brown	Woolf Bond Planning / Miller Strategic Land	Policy	Villages 1	Village Categorisation	Policy should be amended to include a reference to the need for new allocations to be provided as extensions to villages. No consistency with Policy Villages 2.
75	Phil	Clark	Bloor Homes Ltd (South Midlands)	Policy	Villages 1	Village Categorisation	Support approach based on sustainability however it should be recognised that improvements to Category A villages will support surrounding smaller settlements.
97	Roger	Cooke		Policy	Villages 1	Village Categorisation	The policy is unsound because their classification is fundamentally wrong and hence the numbers allocated are wrong. It has not taken into account sustainability and ability to cope with extra development.

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106	Russell	Crow	Barton Willmore / Taylor Wimpey UK Ltd	Policy	Villages 1	Village Categorisation	Hook Norton is more sustainable than other settlements in Group 2 and is as sustainable as Deddington which is considered a Group 1 settlement in Policy Villages 2. Hook Norton has better site options for future growth in term so limiting impact on character of villages and locating growth near to existing facilities. The CRAITUS assessment of total network travel time and distance contains significant assumptions and is inconsistent with ONS data. Promote Hook Norton to Group 1 or take a higher proportion of growth in Group 2.
130	Jennifer	Glynn		Policy	Villages 1	Village Categorisation	Development proposed at Bankside Phase 1 conflicts with policy for small scale infill development.
132	Theresa	Goss	Adderbury Parish Council	Policy	Villages 1	Village Categorisation	Reasons set in C.220 to C222
132	Theresa	Goss	Adderbury Parish Council	Policy	Villages 1	Village Categorisation	Reasons set in C.220 to C222
133	Theresa	Goss	Milcombe Parish Council	Policy	Villages 1	Village Categorisation	Milcombe is down as category B and the satellite villages have no bearing on this village. Infilling and conversions are noted in the policy but never put into practice. Bloxham is noted as category A - minor development - but the PC would don't call minor the development that has already taken place in Bloxham.
134	Theresa	Goss	Bloxham Parish Council	Policy	Villages 1	Village Categorisation	Reasons set in C.220 to C222
134	Theresa	Goss	Bloxham Parish Council	Policy	Villages 1	Village Categorisation	Disagree with reference to Bloxham, as previously stated - flawed methodology used

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141	Peter	Hardman		Policy	Villages 1	Village Categorisation	Object to the categorisation of the Sibfords as Category A when previous report by Craitilus suggests they are category villages B or C. Suggest that Category A status is widened to encompass the villages of Epwell, Swalcliffe, Tadmarton, Shutford and Shenington.
152	Andrew	Hickman	Middleton Stoney Parish Council	Policy	Villages 1	Village Categorisation	Unclear as the reasoning behind the categorisation of Middleton Stoney within Category B since the village has no shop, primary school, no new employment prospects and is only served by a subsidised bus service which could be discontinued at any time. Should revise category to reflect sustainability.
156	Miranda	Rogers	Stansgate Planning / P S Coles Will Trust	Policy	Villages 1	Village Categorisation	Assessment require for the settlement hierarchy of settlements. Why forms of development are proposed e.g. infill, conversions etc.. Policy should include housing identified for local need, particularly where it contributes to improvements within the settlement. Shenington should be included in a Category A village. Shenington is a sustainable location with many services. Only large village in the North West of the District. Other smaller settlements have been promoted above it. High house prices.
157	Sian	Holland	Stansgate Planning / Brasenose College	Policy	Villages 1	Village Categorisation	Support inclusion of Cropredy as a Category A village. Good range of services and facilities. Important northern centre for Claydon, Wardington, Mollington, Prescote, Williamscoote and Great Bourton. Support provision of new housing for growing population, aging population and smaller households.
161	Andrew	Hornsby-Smith		Policy	Villages 1	Village Categorisation	Remove Kidlington.
168	Patricia	Jesson	Wroxton & Balscote Parish Council	Policy	Villages 1	Village Categorisation	Wroxton is a Cat B village. Does this preclude minor development?
170	Alan	Jones	Hanwell Village Residents	Policy	Villages 1	Village Categorisation	Strongly support. Agree Hanwell Village should be category C and suitable for no new development except conversions. It is a small village of 120 houses, few facilities and poor transport links. Not a sustainable location for growth.

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171	Jayne	Gordon	Hanwell Parish Council	Policy	Villages 1	Village Categorisation	Support Hanwell village as a category C settlement, one of the least sustainable as it has few services and poor transport.
172	Alan	Jones		Policy	Villages 1	Village Categorisation	Strongly support. Agree Hanwell Village should be category C and suitable for no new development except conversions. It is a small village of 120 houses, few facilities and poor transport links. Not a sustainable location for growth.
176	Karen	Jones		Policy	Villages 1	Village Categorisation	Strongly Support this policy. Agree that the Status of Hanwell should be Category C.
188	Rob	Linnell	Savills / Trinity College Oxford	Policy	Villages 1	Village Categorisation	Support the identification of Wroxton as a Category B village. Wroxton has a good range of services and facilities and it is a sustainable village in close proximity to the main service centre of Banbury.
201	Helen	Metcalfe	Fritwell Parish Council	Policy	Villages 1	Village Categorisation	Fritwell should not be included as a Category A village. It is the smallest in its group and does not have the services and facilities the other villages have. The infrastructure is at capacity and the CRAITILUS report does not include Fritwell within the top 10 villages assessed as being within 30 minutes of key services. It is included in an area of poor accessibility and has a score of a Category B village.
216	Peter	Frampton	Framptons / Messrs Markham	Policy	Villages 1	Village Categorisation	Policy should extent to previously developed land. Too restrictive for example infilling within Category B and conversions in Category C. For example would prevent redevelopment in Charlton or Ottmoor.
227	Louise	Morton	Quadrant Town Planning Ltd	Policy	Villages 1	Village Categorisation	Restricting development to conversions in category 3 villages is not justified as the evidence base shows a need for more affordable housing
227	Louise	Morton	Quadrant Town Planning Ltd	Policy	Villages 1	Village Categorisation	The policy does not allow smaller Brownfield sites to come forward in villages to meet Brownfield land targets
227	Louise	Morton	Quadrant Town Planning Ltd	Policy	Villages 1	Village Categorisation	The Policy is contrary to the NPPF which promotes a presumption in favour of development

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227	Louise	Morton	Quadrant Town Planning Ltd	Policy	Villages 1	Village Categorisation	The policy is a shift away from the adopted local plan.
227	Louise	Morton	Quadrant Town Planning Ltd	Policy	Villages 1	Village Categorisation	Support is given for the Craitlus Study which uses sustainability criteria
227	Louise	Morton	Quadrant Town Planning Ltd	Policy	Villages 1	Village Categorisation	No consideration is given to the positive environmental effects of development in villages
228	Mary	Mulley		Policy	Villages 1	Village Categorisation	The Sibfords should not be a category 1 village as other villages in the group are much larger
246	Jonathan	Porter	Barton Willmore / Archstone Land	Policy	Villages 1	Village Categorisation	Support Adderbury as a Category A service centre village.
248	Jonathan	Porter	Barton Willmore / Archstone Land	Policy	Villages 1	Village Categorisation	Support Ambrosden as a Category A service centre village.
259	George	Reynolds		Policy	Villages 1	Village Categorisation	Smaller category 3 villages should receive more development to help maintain services and facilities. A lack of new dwellings will lead to larger extensions or demolition of existing dwellings. Infilling should be permitted in these villages.
263	Mike	Robinson	Carter Jonas LLP / Hill Residential	Policy	Villages 1	Village Categorisation	Chesterton scored higher (26 out of a score of 30) than seven of the 'Category A' villages and should be included as a Category A village.
275	Tom	Smailes	Kemp & Kemp / Minns Estates Ltd	Policy	Villages 1	Village Categorisation	Category B villages should be recognised as suitable for minor development
275	Tom	Smailes	Kemp & Kemp / Minns Estates Ltd	Policy	Villages 1	Village Categorisation	Enslow should be linked with Bletchingdon due to the proximity of the villages and should be a category B village
275	Tom	Smailes	Kemp & Kemp / Minns Estates Ltd	Policy	Villages 1	Village Categorisation	There is a need for affordable housing in the rural areas which will not be met by this policy

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275	Tom	Smailes	Kemp & Kemp / Minns Estates Ltd	Policy	Villages 1	Village Categorisation	Infilling is likely to result in no more than 3 dwellings and therefore affordable housing will not be secured under Policy BSC3.
275	Tom	Smailes	Kemp & Kemp / Minns Estates Ltd	Policy	Villages 1	Village Categorisation	In order to be justified and effective Policy villages 1 should be amended to permit minor development in category B villages in order to assist the delivery of affordable housing in rural areas. Bletchingdon / Enslow should be considered jointly together as a Category B settlement.
283	Roger	Smith	Savills / The Bulford trust	Policy	Villages 1	Village Categorisation	Kidlington should not be classified as a Category A village as it is the Districts third largest settlement with a population of 13,000 and a sustainable location for development.
289	Chris	Still	Gladman Developments Ltd	Policy	Villages 1	Village Categorisation	Category not justified by evidence base. Object to reference of only minor development. Highest levels of growth should be directed at the most sustainable locations.
294	Oliver	Taylor	Framptons / Mintondale Development Ltd	Policy	Villages 1	Village Categorisation	The categorisation of villages within Group A is not justified.
314	Sarah Caroline	Turner		Policy	Villages 1	Village Categorisation	Better define 'Minor development'
375	E	Walker	One Property Group Phase 2 Planning and Development Ltd	Policy	Villages 1	Village Categorisation	Policy should include minor development for the satellite villages under category B. Helping to provide a balanced housing strategy which will take into account local housing needs in rural areas and helping people to stay local.
376	R.A	Sutton	Berry Morris	Policy	Villages 1	Village Categorisation	Policy is too restrictive. Category B settlements should reflect the Adopted Local Plan Category 2 settlements listed in Policy H14. Policy should include an exception for awkward development in uncomfortable locations such as farm yards, haulage yard or commercial businesses.
387	Kiran	Williams	BNP Paribas Real Estate UK Ltd / Trustees of Norman Collision Foundation	Policy	Villages 1	Village Categorisation	Support Ambrosdon as a category A village and supporting paragraphs C.225, C.226 & C.229.

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379	Wrigley	Julie	Savills/ A.Plumb/Milton Village Meeting	Policy	Villages 1	Village Categorisation	Milton residents do not use facilities in Bloxham or Adderbury, they go to Banbury
379	Wrigley	Julie	Savills/ A.Plumb/Milton Village Meeting	Policy	Villages 1	Village Categorisation	Infilling is generally not supported as it leads to a loss of valuable spaces but small scale affordable may be a possibility.
379	Wrigley	Julie	Savills/ A.Plumb/Milton Village Meeting	Policy	Villages 1	Village Categorisation	Milton would like to remain a cat 3 village
379	Wrigley	Julie	Savills/ A.Plumb/Milton Village Meeting	Policy	Villages 1	Village Categorisation	There should be a mechanism for the village to put forward small scale one of sites for affordable housing
113	Julia	Edwards	Corylus Ltd	Paragraph	C.226	Policy Villages 1: Village Categorisation	The character of the village should be considered in the design of new development
113	Julia	Edwards	Corylus Ltd	Paragraph	C.227	Policy Villages 1: Village Categorisation	The character of the village should be considered in the design of new development
246	Jonathan	Porter	Barton Willmore / Archstone Land	Paragraph	C.227	Policy Villages 1: Village Categorisation	Minor development should have regard to the size and role of the village.
248	Jonathan	Porter	Barton Willmore / Archstone Land	Paragraph	C.227	Policy Villages 1: Village Categorisation	Minor development should have regard to the size and role of the village.
315	Sarah Caroline	Turner		Paragraph	C.227	Policy Villages 1: Village Categorisation	Reinstate village envelope policy.
194	James	Macnamara	The Astons and Heyford Ward	Paragraph	C.228	Village Categorisation	Infilling needs a wider definition to allow for sensible and acceptable minor additions to Category B villages.

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376	R.A.	Sutton	Berry Morris	Paragraph	C.228	Policy Village 1: Village Categorisation	Definition of infill should be more flexible to include sites within the established built framework.
64	Terry	Byrd	Merton Parish Council	Paragraph	C.229 - C330	Policy Villages 1: Village Categorisation	Is Blackthorn significantly closer to Ambrosden than Merton is?
132	Theresa	Goss	Adderbury Parish Council	Paragraph	C.229	Policy Villages 1: Village Categorisation	Adderbury cannot act as a service centre because of lack of facilities, in both suitable locations and provided at times to meet the time scales of its residents.
224	Paul	Morley	Cropredy Parish Council	Paragraph	C.230	Policy Villages 1: Village Categorisation	The approach taken for housing development is both realistic and proportional. It is an improvement on the 2006 draft paper. The idea of clusters was raised by Cropedy PC in 2009/10 and seems to have been adopted.
224	Paul	Morley	Cropredy Parish Council	Paragraph	C.233	Policy Villages 2: Distributing Growth Across the Rural Areas	The approach taken for housing development is both realistic and proportional. It is an improvement on the 2006 draft paper. The idea of clusters was raised by Cropedy PC in 2009/10 and seems to have been adopted.
113	Julia	Edwards	Corylus Ltd	Paragraph	C.234	Policy Villages 2: Distributing Growth Across the Rural Areas	Welcomes the amendment in numbers since the draft Core Strategy
161	Andrew	Hornsby-Smith		Paragraph	C.234	Policy Villages 2: Distributing Growth Across the Rural Areas	Minor change.

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194	James	Macnamara	The Astons and Heyford Ward	Paragraph	C.234	Policy Villages 2: Distributing Growth Across the Rural Areas	Housing numbers in Group 2 should be allocated pro rate to the size of each village. Equal share would have a disproportionate impact on smaller villages.
224	Paul	Morley	Cropredy Parish Council	Paragraph	C.234	Policy Villages 2: Distributing Growth Across the Rural Areas	The approach taken for housing development is both realistic and proportional. It is an improvement on the 2006 draft paper. The idea of clusters was raised by Cropedy PC in 2009/10 and seems to have been adopted.
269	Valerie	Russell	Bodicote Parish Council	Paragraph	C.234	Policy Villages 2: Distributing Growth Across the Rural Areas	Bodicote is located in Group 1 - does 500 target include existing permissions at Cotefield Farm and 33 Oxford Road.
20	Peter	Atkin	Pegasus Group / Prudential Pensions Ltd	Policy	Villages 2	Distribution of Growth Across the Rural Areas	More development should be allocated to the larger villages
24	Suzanne	Bangert	Terrence O'Rourke Ltd / Mr & Mrs P Ashworth	Policy	Villages 2	Distribution of Growth Across the Rural Areas	Policy should include a numerical range and be less prescriptive.
56	Steven	Brown	Woolf Bond Planning / Miller Strategic Land	Policy	Villages 2	Distributing Growth Across the Rural Areas	Disagree with approach - SHLAA out of date. No SA undertaken of distribution approach. Concern at the reliance of Neighbourhood Plans to allocate land. Bloxham is fourth largest settlement - should take greater proportion of growth. Omission site - Tadmarton Road, Bloxham. Capacity for 55 dwg including open space, new car park for school. Unclear how village target for 1000 dwg has been reached in absence of SHMA. Unclear if Bodicote target has been met by Bankside allocation?

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75	Phil	Clark	Bloor Homes Ltd (South Midlands)	Policy	Villages 2	Distributing Growth Across the Rural Areas	Overall scale of growth can't be known until more detailed assessments have been undertaken. Local Plan should not cap development in rural areas. Supporting text should set criteria for suitable, sustainable and available sites to come forward.
97	Roger	Cooke		Policy	Villages 2	Distributing Growth Across the Rural Areas	Development in Category 1 villages should be limited unless there is proven ability to cope with more houses whilst the majority of the houses should be built in smaller villages in conjunction with providing them facilities. If a village is considered too small, it should be clustered with nearby villages to take a number of houses and improved facilities between them.
106	Russell	Crow	Barton Willmore / Taylor Wimpey UK Ltd	Policy	Villages 2	Distributing Growth Across the Rural Areas	By using evidence supplied to Policy BSC.1 which shows a requirement for 24,199 dwg across the plan period relating to economic aspirations and same distribution of growth, Group 2 villages should receive 273 dwg rather than 189 a 44% increase. Given concerns over availability of sites, a greater reliance on Hook Norton is supported. Support approach to divide growth 'broadly equally' amongst villages. Concern at the robustness of CRAITLUS.
112	Keith	Dixon	Launton Parish Council	Policy	Villages 2	Distributing growth in the rural areas	Growth of 83 dwellings per village is not minor development for Launton as it will be a 5.6% increase in development
112	Keith	Dixon	Launton Parish Council	Policy	Villages 2	Distributing growth in the rural areas	There is a loss of a presumption against extending the village envelope. In Launton there is no land available for development so it would have to be on the edge.
113	Julia	Edwards	Corylus Ltd	Policy	Villages 2	Policy Villages : Distributing Growth across the rural areas	Welcomes the amendment in numbers since the draft Core Strategy
127	Robert	Gardner		Policy	Villages 2	Villages and Rural Areas	Support policy and approach to distribute growth broadly equally between settlements.

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130	Jennifer	Glynn		Policy	Villages 2	Distributing Growth Across the Rural Areas	Bankside Phase 2 will take up almost all the Rural Villages quota of 500 dwg.
132	Theresa	Goss	Adderbury Parish Council	Policy	Villages 2	Distribution of Housing Across the Rural Areas	The under note to the table should be the date just after the last statutory plan i.e. 2001 for equitable purposes.
132	Theresa	Goss	Adderbury Parish Council	Policy	Villages 2	Distribution of Housing Across the Rural Areas	The under note to the table should be the date just after the last statutory plan i.e. 2001 for equitable purposes.
134	Theresa	Goss	Bloxham Parish Council	Policy	Villages 2	Distribution of Housing Across the Rural Areas	The date used for counting completions places villages such as Bloxham that have had substantial development at a disadvantage when the allocation of the 500 is to occur.
134	Theresa	Goss	Bloxham Parish Council	Policy	Villages 2	Distribution of Housing Across the Rural Areas	Disagree see previous notes
140	Peter	Hardman		Policy	Villages 2	Distribution of Housing Across the Rural Areas	Object to the allocation of housing between villages in Group 2. This should not be divided 'broadly equal' but should be 'proportionate' to the existing settlements
152	Andrew	Hickman	Middleton Stoney Parish Council	Policy	Villages 2	Distributing Growth Across the Rural Areas	The precise allocation for villages in Group 3 will be set out in a Local Neighbourhoods Development Plan. Given that development will be restricted to infilling and conversions, there will be a large element of speculation as to the properties and sites that are included and thus cannot be precision in the figure. Is it merely aspiration?

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156	Miranda	Rogers	Stansgate Planning / P S Coles Will Trust	Policy	Villages 2	Distributing Growth Across the Rural Areas	Policy lacks justification for housing numbers, split and settlement hierarchy. Assessment of outstanding housing requirement and sustainability of villages. To include Shenington. Consideration of individual housing targets for each settlement. Breakdown to be left to Neighbourhood DPD. Reference to Windfall to be deleted as separate allowance. Housing targets should inform housing allocations. Danger that housing allocations will be met in one village to the detriment of others.
157	Sian	Holland	Stansgate Planning / Brasenose College	Policy	Villages 2	Distributing Growth Across the Rural Areas	Policy lacks justification for housing numbers, split and settlement hierarchy. Assessment of outstanding housing requirement and sustainability of villages. To include Shenington. Consideration of individual housing targets for each settlement. Breakdown to be left to Neighbourhood DPD. Reference to Windfall to be deleted as separate allowance. Housing targets should inform housing allocations. Danger that housing allocations will be met in one village to the detriment of others. Figure for Cropredy should be increased beyond indicative 38.
161	Andrew	Hornsby-Smith		Policy	Villages 2	Distributing Growth Across the Rural Areas	Remove Kidlington.
167	K W	Janes		Policy	Villages 2	Distributing Growth Across the Rural areas	Objects to new homes at Bloxham as this is not sustainable development
167	K W	Janes		Policy	Villages 2	Distributing Growth Across the Rural areas	There is little information in the Plan about the villages
167	K W	Janes		Policy	Villages 2	Distributing Growth Across the Rural areas	The bus service is not adequate to travel to work and elsewhere

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167	K W	Janes		Policy	Villages 2	Distributing Growth Across the Rural areas	Bloxham has received a lot of development since 2006 and the services are full and fail frequently
167	K W	Janes		Policy	Villages 2	Distributing Growth Across the Rural areas	More development will lead to more congestion
167	K W	Janes		Policy	Villages 2	Distributing Growth Across the Rural areas	Incorrect information about schools is being used to make decisions
177	Vic	Keeble	Chesterton Parish Council	Policy	Villages 2	Distributing Growth across the Rural Area	Object to the use of shared housing numbers between grouped villages. Numbers appear arbitrary. Numbers should be replaced with more flexible targets and Kidlington should be excluded from the list of smaller villages.
181	Mike	Kerford-Byrnes	The Astons and Heyfords Ward	Policy	Villages 2	Distributing Housing Growth Across the Rural Areas	Include a further caveat in the rural allocations to stating that they will be limited by the availability of necessary supporting infrastructure. Finmere and Fritwell will be particularly disadvantaged by the 'broadly equal' division of allocations under Group 2.
182	Mike	Kerford-Byrnes	Finmere Parish Council	Policy	Villages 2	Distributing Housing Growth Across the Rural Areas	The availability of adequate infrastructure should be a factor in the allocation of houses in rural areas. The Plan should reflect this as a policy.
182	Mike	Kerford-Byrnes	Finmere Parish Council	Policy	Villages 2	Distributing Housing Growth Across the Rural Areas	Housing provision within a village group should not be allocated 'broadly equally'. The Policy should reflect that the allocations are approximately proportional to the relative population of the villages within the group.

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188	Rob	Linnell	Savills / Trinity College Oxford	Policy	Villages 2	Distribution Growth Across the Rural Areas	Support the allocation of 259 dwellings to the Group 3 villages which includes Wroxton. Trinity Collage is liaising with Wroxton Parish Council and CDC to draw up proposals. The precise number of dwellings to be allocated to Wroxton will be confirmed via the Local Neighbourhood Plans DPD as per LP paragraph C.236. Trinity College reserves the right to submit further representations on the Local Plan should the number of dwellings to Group 3 be altered.
192	Colin	Macklin		Policy	Villages 2	Distributing Growth Across the Rural Areas	Concern raised in respect of traffic impact of proposed new development on the village of Aynho. Environmental impact has not been considered.
197	Margaret Elizabeth	Mason		Policy	Villages 2	Distributing Growth Across the Rural Areas	Affordable housing should be included within village Plan housing target. Object to over allocation of housing at Steeple Ashton.
201	Helen	Metcalfe	Fritwell Parish Council	Policy	Villages 2	Distributing Growth Across Rural Areas	The total number of homes should not be distributed 'broadly equally'. Group 2 varies in terms of size, population, services , infrastructure, accessibility and opportunities for employment. Fritwell should not accommodate the same number of homes as larger villages. Home numbers should reflect on a pro-rata basis the village size, population, quality and sustainability of services, infrastructure and accessibility.
215	Peter	Frampton	Framptons / Mr Roger Freeman	Policy	Villages 2	Distribution of Growth Across the Rural Areas	Policy should clarify that scale of growth is a minimum figure. Distribution can't be uniform. Additional sites maybe acceptable subject to environmental constraints.
224	Paul	Morley	Cropredy Parish Council	Policy	Villages 2	Distribution of Growth Across the Rural Areas	The approach taken for housing development is both realistic and proportional. It is an improvement on the 2006 draft paper. The idea of clusters was raised by Cropedy PC in 2009/10 and seems to have been adopted.
228	Mary	Mulley		Policy	Villages 2	Distributing Growth Across the Rural Areas	There will be a loss of character of Sibford and its surroundings

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228	Mary	Mulley		Policy	Villages 2	Distributing Growth Across the Rural Areas	New development will be out of character with the village
228	Mary	Mulley		Policy	Villages 2	Distributing Growth Across the Rural Areas	People will have to travel long distances on minor roads to work
228	Mary	Mulley		Policy	Villages 2	Distributing Growth Across the Rural Areas	Sibford is the other side of the Banbury to the motorway
228	Mary	Mulley		Policy	Villages 2	Distributing Growth Across the Rural Areas	There will be an increase in traffic contributing to global warming
246	Jonathan	Porter	Barton Willmore / Archstone Land	Policy	Villages 2	Distributing Growth Across the Rural Areas	Support overall number of homes in Villages 2 but consider housing distribution should be allocated to individual villages through a more detailed assessment. Policy should reflect sites. In advance of Local Neighbourhoods DPD - Policy should set out criteria for sustainable development.
248	Jonathan	Porter	Barton Willmore / Archstone Land	Policy	Villages 2	Distributing Growth Across the Rural Areas	Support policy Villages 2 and its aim to commit substantial housing to the villages. Consider the precise number of homes to be allocated to an individual village cannot be known until a detailed assessment has been undertaken. Policy should make it clear that the overall figure and distribution of homes are approximate and subject to availability of suitable sites. Concern that Policy could stifle growth. In advance of Local Neighbourhoods DPD - Policy should set out criteria for sustainable development.

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Appendix D: Summary of Representations (as of 4th March 2013)

Rep ID no.	First Name	Second Name	Organisations	Type (Policy, Para, Map, SA, Appx)	Name (Policy, Para, Map, SA, Appx)	Title (Policy, Para, Map, SA, Appx)	Summary of Representation
255	Trish	Redpath	Kidlington Parish Council	Policy	Villages 2	Distribution of Growth Across the Rural Areas	Object to Kidlington category as a village, Kidlington has larger more complex housing needs , 259 dwellings is not based on sufficient evidence about present and future housing needs and an underestimate of its population.
260	George	Reynolds		Policy	Villages 2	Distribution of Growth Across the Rural Areas	Villages are not equal in size nor sustainability. Object to diving 'Broadly equally'. Lack of SHLAA & Neighbourhoods DPD.
263	Mike	Robinson	Carter Jonas LLP / Hill Residential	Policy	Villages 2	Distribution of Growth Across the Rural Areas	The amount of housing in Group 3 should be increased to meet rural needs in suitable villages. A greater proportion of development should be allowed where there is support from the Parish Council .
264	Daniel	Round	OCC - Strategic Planning Consultations	Policy	Villages 2	Distributing Growth Across the Rural Areas	How many houses have already been built within the villages? Should group 1 be split to sub divide Launton & Ambrosden.
277	Tom	Smailes	Kemp & Kemp / Berkeley Homes (Oxford & Chiltern)	Policy	Villages 2	Distributing Growth Across the Rural Areas	Villages identified in Group 3 are not capable of delivery growth allocation of 259 dwg. With exception of Kidlington, Weston on Green & Yarnton remaining villages are Category B and only suitable for infilling and conversions. The first three are restrict by Green Belt. Council is lacking a SHLAA. Unclear if Bankside development counts towards Bodicote figure. Group 3 village growth should be distributed to Group 1 as it is more sustainable. Group 3 should instead form windfall allowance.
287	Jennifer	Spear	Ambrosden Parish Council	Policy	Villages 2	Distribution of Growth across the Rural Areas	Object to Distribution off Growth figures in rural areas. Between 2050-2550 dwg are to be built in Ambrosden as opposed to 500 split between 6 parishes. Description should be village not parish.
289	Chris	Still	Gladman Developments Ltd	Policy	Villages 2	Distributing Growth Across the Rural Areas	Object to inclusion of Bloxham in category - clearly of larger scale. Policy is not flexible and relies on windfall sites. Not based on evidence - settlements should be individually assessed.

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294	Oliver	Taylor	Framptons / Mintondale Development Ltd	Policy	Villages 2	Distributing Growth across the Rural Areas	Group A allocation of 500 dwg not based on evidence or delay at Banbury / Bicester. There should be no upper limit of growth at Villages.
299	Bruce	Tremayne	CPRE Bicester District	Policy	Villages 2	Distributing Growth Across the Rural Areas	Unclear the limits to growth that apply to the three inset villages, although Kidlington is dealt with at Begbroke & Yarnton it is less clear.
316	Sarah Caroline	Turner		Policy	Villages 2	Distributing Growth Across the Rural Areas	Object to scale of housing growth proposed in category A. Suggest figure is reduced and demand directed towards the NW Bicester Eco-town. or distributed amongst other villages.
341	Alison	Wright	Savills for the Estate of the Late J W Tustain	Policy	Villages 2	Distributing Growth Across the Rural Areas	Support allocation of Milcombe as a Category 3 village. Object to an equal distribution of growth of 22 dwg between the 12 group 3 villages. Suggest land adjacent to Oak Farm, Milcombe has capacity for 40 dwg. Forthcoming Neighbourhood Development Plan should allocate site. Plan attached.
379	Wrigley	Julie	Savills/ A.Plumb/Milton Village Meeting	Policy	Villages 2	Distributing Growth Across the Rural Areas	The growth at Adderbury and Bloxham is not matched by facilities and infrastructure, the policy should require this.
63	Peter	Burrows	Adderbury Conservation Action Group	Paragraph	C.235	Policy Villages 2: Distributing Growth across the Rural Areas	It should be clearly demonstrated why Adderbury should be a category A village. If this is to be the case, Adderbury should not accommodate more development than any other category A village. The policy is contrary to the NPPF which indicates it is up to local people to develop a Neighbourhood Plan in conformity with the Local Plan.
102	Sam	Croft	RPS Planning & Development / Banner Homes Ltd / Rowland Bratt	Paragraph	C.235	Policy Villages 2: Distributing Growth across the Rural Areas	Clarification sought on the quantum of development at bankside attributed to Banbury and Bodicote. In particular when considering rural housing numbers.

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132	Theresa	Goss	Adderbury Parish Council	Paragraph	C.235	Policy Villages 2: Distributing Growth across the Rural Areas	Contrary to the principles in the Localism Act and the NPPF in which it is for local people to develop a Neighbourhood Plan in general conformity with the strategic policies of the local plan.
134	Theresa	Goss	Bloxham Parish Council	Paragraph	C.235	Policy Villages 2: Distributing Growth across the Rural Areas	There is confusion with the terminology 'Local Neighbourhoods Development Plan Document which will be interpreted as the Neighbourhood Development Plan produced by villages. Neighbourhood Development Plans allow villages to state the number of dwellings and where they are to be accommodated in the village.
269	Valerie	Russell	Bodicote Parish Council	Paragraph	C.235	Policy Villages 2: Distributing Growth Across the Rural Areas	What is the timetable for the Local Neighbourhood DPDs?
113	Julia	Edwards	Corylus Ltd	Paragraph	C.236	Distributing Growth in the Rural areas	The figures should be equally divided between the villages
134	Theresa	Goss	Bloxham Parish Council	Paragraph	C.236	Distribution of Housing Across the Rural Areas	There is confusion with the terminology 'Local Neighbourhoods Development Plan Document which will be interpreted as the Neighbourhood Development Plan produced by villages. Neighbourhood Development Plans allow villages to state the number of dwellings and where they are to be accommodated in the village.
289	Chris	Still	Gladman Developments Ltd	Paragraph	C.236	Policy ESD.10: Protecting and Enhancement of Biodiversity and the Natural Environment	No evidence supplied for the equal distribution of growth between settlements.

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161	Andrew	Hornsby-Smith		Paragraph	C.238	Policy Villages 2: Distributing Growth Across the Rural Areas	This Local Plan is not proposing that any ' <i>significant</i> ' amendments to Green Belt boundaries are made around these villages to accommodate new housing. ' <i>Where very small infill proposals that do not harm the primary purpose of the Green Belt are made the proposals will be assessed on a site by site basis against the relationship with the existing village and Green Belt boundaries.</i> '
255	Trish	Redpath	Kidlington Parish Council	Paragraph	C.238	Policy Villages 2: Distributing Growth Across the Rural Areas	Text should make reference to reassessment of housing need and review of all housing developments.
132	Theresa	Goss	Adderbury Parish Council	Paragraph	C.239	Policy Villages 2: Distributing Growth Across the Rural Areas	Ignores that the last adopted plan was in 1996 and as consequence ignores the contribution of some villages where development took place prior to 2011. The date should be the last statutory plan i.e. 2001
134	Theresa	Goss	Bloxham Parish Council	Paragraph	C.239	Policy Villages 2: Distributing Growth Across the Rural Areas	The start date should be taken from 13th of December 2004, last statutory Plan at CDC.
113	Julia	Edwards	Corylus Ltd	Para graph	C.241	Policy Villages 3: Rural Exception Sites	Support the provision of Rural Exception sites
113	Julia	Edwards	Corylus Ltd	Policy	Villages 3	Rural Exception Sites	Support the provision of Rural Exception sites
132	Theresa	Goss	Adderbury Parish Council	Policy	Villages 3	Rural Exception Sites	Supported

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134	Theresa	Goss	Bloxham Parish Council	Policy	Villages 3	Rural Exception Sites	Agree
188	Rob	Linnell	Savills / Trinity College Oxford	Policy	Villages 3	Rural Exception Sites	The policy is largely consistent with the advice in NPPF to allow cross subsidisation with open market housing. However, there is no basis for the 25 % threshold of open market homes. It is recommended that the policy refers to an 'element of affordable housing' rather than having a fixed amount in line with the requirement for flexibility in paragraph 50 of the NPPF. It is recommended that the policy is amended to allow for schemes supported by the local community to deliver facilities and services as well as affordable housing.
287	Jennifer	Spear	Ambrosden Parish Council	Policy	Villages 3	Rural Exception Sites	Support policy. Ability for small scale market housing to support viability of rural exception sites should be retained. Does not address self build and serviced plots. Policy should encourage self builds. Definition of affordable housing should be extended to include subsidised low cost sale, entry level housing for sale, private rented accommodation & intermediate.
289	Chris	Still	Gladman Developments Ltd	Policy	Villages 3	Rural Exception Sites	Delete 'Within or'. New rural exception sites policy should apply beyond settlement boundaries.
132	Theresa	Goss	Adderbury Parish Council	Paragraph	C.248	Policy Villages 4: Meeting the needs for Open Spaces, Sport and Recreation.	The statement of an evidence base does not accord with the population general view.

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134	Theresa	Goss	Bloxham Parish Council	Paragraph	C.248	Policy Villages 4: Meeting the needs for Open Spaces, Sport and Recreation.	There is no evidence submitted or referenced to substantiate this statement.
168	Patricia	Jesson	Wroxton & Balscote Parish Council	Table	Table 12	Rural Sub Areas: Open Space	Will any increased sports facilities in Banbury be supplemented by proposed facilities in the rural villages.
132	Theresa	Goss	Adderbury Parish Council	Policy	Villages 4	Meeting the needs for Open Spaces, Sport and Recreation.	The policy doesn't take into account sports played by the female population.
132	Theresa	Goss	Adderbury Parish Council	Policy	Villages 4	Meeting the needs for Open Spaces, Sport and Recreation.	Agree - subject to qualification previously mentioned
134	Theresa	Goss	Bloxham Parish Council	Policy	Villages 4	Meeting the needs for Open Spaces, Sport and Recreation.	The rural north shows no reference to hockey pitches, netball courts, or to tennis courts.
162	Andrew	Hornsby-Smith		Policy	Villages 4	Meeting the Need for Open Space, Sport and Recreation	Minor Amendment
168	Patricia	Jesson	Wroxton & Balscote Parish Council	Policy	Villages 4	Meeting the Need for Open Space, Sport & Recreation	Will any increased sports facilities in Banbury be supplemented by proposed facilities in the rural villages.

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264	Daniel	Round	OCC - Highways and Transport	Policy	Villages 4	Meeting the Need for Open Space, Sport and Recreation	Green Infrastructure should include linear routes and green corridors for village and rural areas.
280	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	Villages 4	Meeting the need for Open Space, Sport and Recreation	Small plots are costly to maintain
287	Jennifer	Spear	Ambrosden Parish Council	Policy	Villages 4		Policy omits Ambrosden under provision of open space. While there are a number of facilities within the Parish these are all controlled by the MOD and are not available for public use. Two small LEAFs, no open space and no facilities within the school. Policy should be amended to provide additional provision.
134	Theresa	Goss	Bloxham Parish Council	Paragraph	C.250	Meeting the needs for Open Spaces, Sport and Recreation.	This again references the DPD as the point of reference rather than a NDP.
57	Paul	Burrell	Pegasus Group / Dorchester Group	Paragraph	C.257	Policy Villages 5: Former RAF Upper Heyford	Further development should be explored to make the site more sustainable recognising the planned development at Upper Heyford
57	Paul	Burrell	Pegasus Group / Dorchester Group	Paragraph	C.257	Policy Villages 5: Former RAF Upper Heyford	The Plan should comply with NPPF and increase housing supply recognising that the sites at Bicester will not be deliverable quickly
57	Paul	Burrell	Pegasus Group / Dorchester Group	Para	C.257	Policy Villages 5: Former RAF Upper Heyford	The Plan should allow for more development at Upper Heyford.

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194	James	Macnamara	The Astons and Heyford Ward	Paragraph	C.257	Policy Villages 5: Former RAF Upper Heyford	Delete final sentence. Upper Heyford is an unsustainable site and the current development was only permitted in order to preserve the heritage assets. Make clear that this development is set within strict limits and will not be expanded.
245	Steven	Pickles	West Waddy ADP	Paragraph	C.257	Policy Villages 5: Former RAF Upper Heyford	Support commitment to review the potential to accommodate development at Upper Heyford, subject to improvements to transport links and social infrastructure.
15	Vicky	Aston	Sport England	Policy	Villages 5	Former RAF Upper Heyford	Object as policy as it does not make reference to existing sports facilities at RAF Heyford.
57	Paul	Burrell	Pegasus Group / Dorchester Group	Policy	Villages 5	Former RAF Upper Heyford	The Plan should allow for more development at Upper Heyford and there should be an early review
57	Paul	Burrell	Pegasus Group / Dorchester Group	Policy	Villages 5	Former RAF Upper Heyford	More development should be located at Upper Heyford
57	Paul	Burrell	Pegasus Group / Dorchester Group	Policy	Villages 5	Former RAF Upper Heyford	The Policy is not positively prepared and is unsound. All employment uses should be allowed on the site not just high quality allowing for the re-use of existing buildings.
57	Paul	Burrell	Pegasus Group / Dorchester Group	Policy	Villages 5	Former RAF Upper Heyford	The policy is repetitious regarding public transport use and development respecting the conservation area
57	Paul	Burrell	Pegasus Group / Dorchester Group	Policy	Villages 5	Former RAF Upper Heyford	The requirements on the site should be reduced and the policy should say 'a primary school or other school as may be appropriate'
67	Gemma	Care	Barton Willmore / Bovis Homes	Policy	Villages 5	Former RAF Upper Heyford	Supporting inclusion of site for approx 760 dwg with supporting infrastructure, primary school and community, recreation and employment opportunities. Welcome possible extension of site beyond 2031.
205	Jack	Moeran	Environment Agency	Policy	Villages 5	Former RAF Upper Heyford	We are pleased that the need for remediation of contamination for any further significant development has been addressed.
264	Daniel	Round	OCC - Highways and Transport	Policy	Villages 5	Former RAF Upper Heyford	Amend bullet points. Wording supplied.
279	Martin	Small	English Heritage	Policy	Villages 5	Former RAF Upper Heyford	EH supports the reference to the historical interest of this former airfield.

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299	Bruce	Tremayne	CPRE Bicester District	Policy	Villages 5	Former RAF Upper Heyford	Support.
132	Theresa	Goss	Adderbury Parish Council	Policy	Villages 5	Former RAF Upper Heyford	Supported
41	Rhianon	Boulton	Turley Associates / Western Power Distribution	Paragraph	D.1	The Infrastructure Delivery Plan	Western power own a number of strategic electricity distribution circuits in the District which they would normally expect developers to pay to relocate if needed
41	Rhianon	Boulton	Turley Associates / Western Power Distribution	Paragraph	D.1	The Infrastructure Delivery Plan	Western power would normally seek to retain the position of certain electricity circuits
41	Rhianon	Boulton	Turley Associates / Western Power Distribution	Paragraph	D.1	The Infrastructure Delivery Plan	There are no restrictions in terms of the position of new development and its overhead lines but advise that these are taken into account
41	Rhianon	Boulton	Turley Associates / Western Power Distribution	Paragraph	D.1	The Infrastructure Delivery Plan	WPD should be consulted about development proposals
205	Jack	Moeran	Environment Agency	Paragraph	D.1	The Infrastructure Delivery Plan	Pleased with the IDP. However, wish to reiterate that water infrastructure must be in place before development coming forward.
264	Daniel	Round	OCC - Education & early Intervention Services	Section	D	Infrastructure Delivery Plan	Unclear what private sector partners are? Builders or education services? Does not mention special education. Nursery provision should be 'normally' supplied in new primary schools. No mention of youth facilities or Children centres. Why is education provision proposed at Kidlington when no housing is proposed?
264	Daniel	Round	OCC - Highways and Transport	Section	D	Infrastructure Delivery Plan	No comment.
264	Daniel	Round	OCC - Highways and Transport	Appendix	D.0	Kidlington & Rural Areas	Public rights of way. New bullet walking & cycling. LTP3 Policies CW1-CW5.
264	Daniel	Round	OCC - Highways and Transport	Appendix	D.1	Infrastructure Plan Bicester	Under Park & ride; add developers and Bicester Village as partners. Under East West Rail add Chiltern Railways & OCC as partners. Under Evergreen 3 add OCC as partner.
264	Daniel	Round	OCC - Highways and Transport	Appendix	D.1	Banbury	Include public transport - what level of detail appropriate?

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264	Daniel	Round	OCC - Highways and Transport	Appendix	D.1	Kidlington	Amend Access to Oxford with Northern approaches to Oxford. London Oxford Airport is not the responsibility of OCC - regulated by DFT & CAA. Include public transport.
264	Daniel	Round	OCC - Highways and Transport	Appendix	D.1	Rural Areas	Include public transport.
136	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Paragraph	D.2	Infrastructure Delivery Plan	Object to the plan as it is reliant upon a temporary Infrastructure Delivery Plan (IDP) and that the infrastructure requirements would be superseded by the final IDP. The IDP should take account of John Harman's report and the NPPF.
342	Helen	Lease	RPS / Thames Valley Police	Section	D.4	The Infrastructure Delivery Plan	Developer contributions are required to maintain appropriate level of policing for new and existing population. Should refer to police infrastructure.
264	Daniel	Round	OCC - Strategic Planning Consultations	Paragraph	D.9	The Infrastructure Delivery Plan	Support definition of 'Priority' & 'Less Critical'
14	Vicky	Aston	Sport England	Policy	INF1	Infrastructure	Suggest sport and infrastructure is added to list of infrastructure in Policy INF 1 Infrastructure.
34	Carmelle	Bell	Thames Water	Policy	INF1	Infrastructure	The policy should be amended to include 'utilities' in the list of infrastructure requirements. This is supported by paragraphs 156 and 162 of the NPPF. Whilst the levels of growth in the LP are not considered to be unmanageable, infrastructure upgrades will be required (Bicester in particular) and developers should work with Thames Water to draw up water and drainage strategies. The exact scale and location will be determined once there is a clear phasing plan.
83	David	Coates	Kingerlee Homes	Policy	INF1	Infrastructure	Consider Infrastructure Delivery Plan (IDP) contains insufficient costing information. It is unclear the relationship between the IDP, the developer contributions SPD and the Community Infrastructure Levy. (Suggested amendments supplied)

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113	Julia	Edwards	Corylus Ltd	Policy	INF1	Infrastructure	Support the requirement for development proposals to demonstrate that infrastructure requirements can be met
129	Chris	Gaskell	SSE Power Distribution	Policy	INF1	Infrastructure	At this stage SSEPD provide only general guidance. Connections for new development can be provided subject to cost and timescale. Where existing infrastructure is inadequate, the costs of any upstream reinforcement would normally be apportioned between developer and DNO (Distribution Network Operator. Maximum time-scales in these instances would not exceed around 2 years and should not impede delivery of any proposed housing development. SSEPD have already begun the process of undertaking reinforcement works in the Bicester area to provide significant additional electrical capacity which would be available in 3-4 years. Existing overhead lines can remain in place. Where this is not practicable agreement will be needed with SSEPD prior to submission of a planning application.
130	Jennifer	Glynn		Policy	INF1	Infrastructure	Concern of electricity blackouts caused by power station closures.
132	Theresa	Goss	Adderbury Parish Council	Policy	INF1	Infrastructure	Supported
135	Timothy	Hallchurch MBE		Policy	INF1	Infrastructure	Concern relating to the retention of local pubs, shops and some local businesses. A number of local examples quoted.
136	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Policy	INF1	Infrastructure	Policy INF1 does not address the key issues of viability and cost in the preparation of the Local Plan. The Plan should be revised to take account of viability testing for Local Plans by John Harmon and the NPPF requirements.

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158	Chris	Hone	CPRE Banbury District	Policy	INF1	Infrastructure	Large housing sites within urban areas must be provided with effective infrastructure to ensure their overall sustainability, and there must be an effective partnership between the Council and other relevant authorities to secure this, set up at an early stage of the planning process.
175	Gareth	Jones		Policy	INF1	Infrastructure	The plan is seeking to address deficiencies for indoor sport and recreation. Future facilities need to meet the challenges of population growth, expectation and demand pressures. The representation details the specific need of facilities for a number of sports.
177	Vic	Keeble	Chesterton Parish Council	Policy	INF1	Infrastructure	Plan lacks a credible Infrastructure Delivery Plan. No mention of the North Relief Road. Howes Lane and Lords Lane are totally inadequate.
178	Andrew	Raven	Savills / Barwood Strategic Land LLP	Policy	INF1	Infrastructure	No viability assessment of sites. No delivery mechanism for the Country Park. Gaps in evidence. Additional consultation required in respect of Infrastructure.
249	Anthony	Powell	Highways Agency	Policy	INF1	Infrastructure	Plan is not clear about funding or delivery of key transport schemes noted within the document. Concern that IDP is only in Draft. Should be finalised at this stage.
264	Daniel	Round	OCC - Strategic Planning Consultations	Policy	INF1	Infrastructure	Support approach.
264	Daniel	Round	OCC - Highways and Transport	Policy	INF1	Infrastructure	Amend bullet point 2 to add: 'adoption and maintenance responsibilities'.
280	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	INF1	Infrastructure	There should be a CIL and Charging schedule which deals with flood defences, parking management, highway improvements, improvements to sport management, maintaining Stratfield Brake footbridge across the Oxford Canal and along with other necessary items
298	Laurence	Todd		Policy	INF1	Infrastructure	There should be supporting Infrastructure to new housing development

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298	Laurence	Todd		Policy	INF1	Infrastructure	The developers and companies such as Chiltern railways should pay contributions towards Infrastructure
332	Neil	Williams		Policy	INF1	Infrastructure	The local roads cannot take any more traffic.
332	Neil	Williams		Policy	INF1	Infrastructure	The school, doctors surgery and dental surgery are all at capacity. There needs to be a review of local services before housing is built. More services will be needed
342	Helen	Lease	RPS / Thames Valley Police	Policy	INF1	Infrastructure	Developer contributions are required to maintain appropriate level of policing for new and existing population. Policy wording to be amended to reflect police infrastructure.
38	Rachael	Blakey	Bucknell Parish Council	Table	Table 13	Infrastructure Plan: Bicester	Masterplan has not considered how energy, water and sewage needs of new industry and housing are going to be met.
87	Colin	Cockshaw	Bicester Against Eco-Con (BaECON)	Table	Table 13	Infrastructure Plan: Bicester	It is understood that the County Council have no Plans for a Secondary School in Bicester and instead children maybe required to take up places at the proposed Free School at Upper Heyford. Plan should make clear proposals for locations and implementations of Secondary School places.
177	Vic	Keeble	Chesterton Parish Council	Table	Table 13	Infrastructure Plan: Bicester	Support rational behind park and ride provision at Bicester. Query if South East Relief Road will access the Park and Ride facility. Recommend a footpath is made for local residents at Chesterton to access site and the footpath / cycle way is extended to connect other villages.
189	David	Keene	David Lock Associates / Gallagher Estates	Table	Table 13	Infrastructure Plan: Bicester	IDP contains no costings. No cost for Canalside or the relocation of existing employment uses or Banbury FC. Plan should be supported by a robust IDP.

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250	Ruth	POWLES	Kirtlington Parish Council	Table	Table 13	Infrastructure Plan: Bicester	Plans fails to meet infrastructure requirements in Bicester including East West Rail and Project Evergreen 3. Suggest out of town rail station.
264	Daniel	Round	OCC - Waste Management	Table	Table 13	Infrastructure Plan: Bicester	Support reference to Bicester RE-use and Sustainable Living Centre.
264	Daniel	Round	OCC - Ecology	Table	Table 13	Infrastructure Plan: Bicester	IDP lacks reference to ecology and Green Infrastructure. Amendment supplied.
268	Charles	Routh	Natural England	Table	Tables 13-16	Infrastructure Plan	Advise adequate consideration for the delivery of the natural environment aspirations of the Plan within tables 13-16.
299	Bruce	Tremayne	CPRE Bicester District	Table	Table 13	Infrastructure Plan: Bicester	Agree that infrastructure is critical and should be provided prior to development.
328	Tom	Whild	Terrence O'Rourke Ltd / Countryside Properties (Bicester) Ltd	Table	Table 13	Infrastructure Plan: Bicester	Reference to park and ride facility originally intended for North West Bicester Residents and not wider. Land has already been transfer to Oxfordshire CC - no longer a requirement in policy. Further clarity required.
342	Helen	Lease	RPS / Thames Valley Police	Table	Table 13	Infrastructure Plan: Bicester	Support reference to police infrastructure. Under current status add 'to maintain an appropriate level of service', additional floor space required at Bicester Police Station to accommodate impact of growth,
136	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Table	Table 14	Infrastructure Plan: Banbury	Object to Table 14. Does not reflect viability.
174	Chloe	Jones	Boyer Planning	Table	Table 14	Infrastructure Plan: Banbury	Support proposed housing trajectory for land at West of Bretch Hill.
342	Helen	Lease	RPS / Thames Valley Police	Table	Table 14	Infrastructure Plan: Banbury	Support reference to police infrastructure. No Plans to relocate Thames Valley Policy HQ from Kidlington. Additional floor space required at Banbury Police Station to maintain appropriate level of service and impact on growth.

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342	Helen	Lease	RPS / Thames Valley Police	Table	Table 15	Infrastructure Plan: Kidlington	No Plans to relocate Thames Valley Police HQ from Kidlington. Delete from table.
194	James	Macnamara	The Astons and Heyford Ward	Table	Table 16	Infrastructure Plan: Rural Areas	Mention the Free School.
250	Ruth	POWLES	Kirtlington Parish Council	Table	Table 16	Infrastructure Plan: Rural Areas	Plans fails to meet infrastructure requirements in Bicester including East West Rail and Project Evergreen 3. Suggest out of town rail station. Improvements to A34. Concern at rat runs.
264	Daniel	Round	OCC - Environment & Energy Strategy Team	Section	E.1	Monitoring Arrangements	Monitoring targets should be positively worded. E.g. Permissions granted contrary to EA advise and AONB lost to development.
268	Charles	Routh	Natural England	Section	E.1	Monitoring Arrangements	Monitoring indicator 'Area of biodiversity habitat/number of species' should show clearly what it is measuring. Advise that a pragmatic but meaningful indicator is chosen. Amend Indicator 'Amount of AONB lost to development' to 'Permissions granted contrary to AONB advice'.
289	Chris	Still	Gladman Developments Ltd	Section	E.1	Monitoring Arrangements	Consistent under supply of housing. 20% buffer should apply.
342	Helen	Lease	RPS / Thames Valley Police	Section	E.1	Monitoring Arrangements	Proposed monitoring is insufficiently flexible. New monitoring section that stipulates that any policy objective that is failing should be reviewed and changes made to the Plan.
113	Julia	Edwards	Corylus Ltd	Paragraph	E.6	The Monitoring Framework	Supports this paragraph

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173	Alasdair	Jones	Marrons / Hallam Land Management	Paragraph	E.6	The Monitoring Framework	Housing monitoring should be measured against the trajectory and policy targets for Banbury & Bicester. Combining monitoring areas risks not having a five year housing land supply and consequently growth being redirected to rural areas and not Banbury. Windfall target should be broken up between Banbury, Bicester and the Rest of the District. Wording supplied.
113	Julia	Edwards	Corylus Ltd	Paragraph	E.9	The Monitoring Framework	Objects that villages are grouped as they need to be looked at on a village by village basis
40	Geoff	Bolton	Berrys / Gleeson Developments Ltd	Paragraph	E.10-E.12	Building Sustainable Communities	The Plan does not contain contingency measures in the event that strategic housing sites do not come forward within the planned timescales. The deliverability of sites has not been supported by the required evidence and the Plan should not proceed without publishing a SHLAA update, Infrastructure Plan and a viability assessment and there should be then an opportunity for submitting representations. Have concerns with the deliverability / timescale of the following sites: Banbury 1, Banbury 2 and Banbury 4.
194	James	Macnamara	The Astons and Heyford Ward	Paragraph	E.14	Building Sustainable Communities	Coordinating the number of new schools will require serious commitment to the county School Organisation Stakeholder Group.
299	Bruce	Tremayne	CPRE Bicester District	Paragraph	E.16	Theme Three - Ensuring Sustainable Development	New indicator to monitor Green Belt loss.
40	Geoff	Bolton	Berrys / Gleeson Developments Ltd	Table	Table 17	Proposed Housing Trajectory	The Plan does not contain contingency measures in the event that strategic housing sites do not come forward within the planned timescales. The deliverability of sites has not been supported by the required evidence and the Plan should not proceed without publishing a SHLAA update, Infrastructure Plan and a viability assessment and there should be then an opportunity for submitting representations. Have concerns with the deliverability/timescale of the following sites: Banbury 1, Banbury 2 and Banbury 4.

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125	Peter	Frampton	Framptons / Mr J Phipps	Map	5.2 Key Proposals: Bicester	Key Proposals: Bicester	The LP contains no evidence why it is necessary to identify land as green buffer to the east of the allocation for North West Bicester and therefore is not justified. The LP is not consistent with national policy as it does not contain a criteria based policy against which any development on a 'green buffer' - a locally designated site will be judged. This frustrates the delivery of a developable site for housing which is needed to improve the supply of housing in the District.
136	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Table	Table 17	Proposed Housing Trajectory	Support housing trajectory - Hanwell Fields.
161	Andrew	Hornsby-Smith		Table	Table 17	Proposed Housing Trajectory	Update to reflect Kidlington allocation.
174	Chloe	Jones	Boyer Planning	Table	Table 17	Proposed Housing Trajectory	Support the use of Greenfield sites to meet housing need.
226	Sinéad	Morrissey	Rapleys LLP / Bedworth Trading Ltd	Table	Table 17	Proposed Housing Trajectory	Housing trajectory is supported in principle - in particular early delivery of Banbury 2. Greater need for housing in Banbury.
231	Steven	Neal	Boyer Planning / Redrow Homes & Wates Developments	Table	Table 17	Proposed Housing Trajectory	Housing trajectory is not realistic. Period between 2016 - 2022 is unlikely to deliver a rate of 100 dwg per annum. Early deliver concerns with Graven Hill and North West Bicester Eco-town. East Bicester is capable of early delivery.
328	Tom	Whild	Terrence O'Rourke Ltd / Countryside Properties (Bicester) Ltd	Table	Table 17	Proposed Housing Trajectory	Object to proposed housing trajectory delaying development at North West Bicester until 2022/2023 and after the completion of phase 1 South West Bicester. No capacity or infrastructure constraints to prevent development from beginning as early as September 2014 subject to planning application process being successful. Expect phase 2 to start well before the conclusion of phase 1. Sites can be managed as one. Housing trajectory in Plan differs from trajectory in Masterplan. Delivery rate should be raised from 75dwg pa to 80.

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334	Alex	Wilson	Barton Willmore /A2 Dominion	Table	E.2	Proposed Housing Trajectory	Plan does not cover requirement for a 5-year housing land supply or trajectory. Plan has not met housing target since 2006 - requirement for 20% buffer brought forward in the plan period.
334	Alex	Wilson	Barton Willmore /A2 Dominion	Table	E.2	Proposed Housing Trajectory	Completions to commence within exemplar site in 2013/14. For wider site, occupation to begin in 2017/18 rising to 150 per annum once exemplar is fully occupied. Construction estimated to begin in 2015/16.
45	Gemma	Brickwood	Turley Associates / Sainsbury	Table	E.3	Proposed Employment Trajectory	Bicester Business Park estimated employment floorspace (46,200 sqm) does not match extant outline planning permission (50,250 sqm).
73	Colin	Clark	Banbury and Cherwell Green Party	Appendix	Appendix 3	Evidence Base	Plan should be supportive of other CDC strategies & be holistic. Plan should cross refer to Housing Needs Estimate and Low Carbon Strategy. Welcome a risk analysis of Plan. Welcome emphasis on sustainability - safeguarding green spaces & biodiversity, intention to walk and cycle, self build. Plan should be considered in the context of other neighbouring plans.
99	Maureen	Cossens		Appendix	Appendix 3	Evidence Base	Insufficient evidence of how cleaned water from sewage works will be dispersed. Increasing flood risk from River Ray. Proposed attenuation measures (Reed beds and Ponds) offer inadequate protection. Suggest new sewage works with different outflow area.
107	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Appendix	Appendix 3	Evidence Base	Add following documents to evidence base; RSS (May 2009), Ove Arup's Report Economic and Social Impacts of a Potential Eco-town at Weston Otmoor (Jan 2009), Oxford Technology Park: The Compelling Case (Dec 2009) & (Oct 2012) & A Small Scale Local Green Belt Review for Oxford Technology Park (forthcoming).
188	Rob	Linnell	Savills / Trinity College Oxford	Appendix	Appendix 3	Evidence Base	Not aware of any published SHLAA in the District. The LP could be found unsound in that is not consistent with NPPF paragraph 159. SHLAA should be published prior to examination of the LP to justify the number of dwellings in the rest of the District.
198	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	Appendix	Appendix 3	Evidence Base	See comment 1.3

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238	Cathleen	Nunn		Appendix	Appendix 3	Evidence Base	Plan based on a lack of evidence.
238	Cathleen	Nunn		Appendix	Appendix 3	Evidence Base	SFRA is out of date.
240	Ellen	O'Grady	Defence Infrastructure Organisation	Appendix	Appendix 3	Procedural: consultation & evidence	Given the introduction of fundamental and significant changes at a late stage, the Council should have afforded another consultation stage. The process followed does not comply with para. 2.4 of the SCI. The following documents were not available to the public: Affordable Housing Viability Assessment Update 2012, Retail Study Update 2012, Strategic Housing Land Viability Assessment 2012, and Strategic Housing Market Assessment 2012. The lack of accessible information is not in compliance with para. 6.6 of the SCI.
249	Anthony	Powell	Highways Agency	Appendix	Appendix 3	Evidence Base	Concern that Integrated Transport and Land Use Studies for Banbury, Bicester and the rest of Cherwell Rural Areas are out of date. Questions regarding the package of infrastructure measures needed for each study area remaining outstanding.
249	Anthony	Powell	Highways Agency	Appendix	Appendix 3	Evidence Base	Plan should provide clarification as to the operation of M40 J11 and whether the proposed development in the district can be accommodated on the key junction that provides access to Banbury.
249	Anthony	Powell	Highways Agency	Appendix	Appendix 3	Evidence Base	Content that M40 Junction 9 can mitigate development at Graven Hill and C site. Although still require further evidence to support Eco-town.
249	Anthony	Powell	Highways Agency	Appendix	Appendix 3	Evidence Base	Attached: Cherwell Local Plan Technical Note 01 prepared by Parsons Brinckerhoff - 28 September 2012. Issues include; M40 Junction 9, 10 & 11 as well as access to Oxford.

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268	Charles	Routh	Natural England	Appendix	Appendix 3	Evidence Base	Unclear how the biodiversity, landscape and amenity value of each site has been considered. The Plan is considered unsound unless the Council demonstrates how it has addressed paragraphs 110 and 165 of the NPPF and paragraphs 98 and 99 of ODPM Circular 06/2005 in the process of allocating sites. On biodiversity terms, advise that at least a phase one survey should be undertaken for each allocated site.
279	Martin	Small	English Heritage	Appendix	Appendix 3	Evidence Base	EH welcomes the historic environment related documents listed in Appendix 3 but expected to see listed the Historic Environment Record and EH's Heritage at Risk Register.
286	Emily	Sparrow	JPPC / Merton College	Appendix	Appendix 3	Evidence Base	There is a clear need for further employment land and affordable housing.
289	Chris	Still	Gladman Developments Ltd	Appendix	Appendix 3	Evidence Base	Local Plan should be based on a full and robust evidence base of housing need including consideration of Household formation rates, Net Inward Migration, Backlog/ Hidden Homeless, Census 2011, Housing Vacancy Rates, Economic Factors, Off-setting a falling work age population, addressing affordability, duty to cooperate, Non-delivery of Local Plan Allocations, Phasing Policy, Spatial Distribution & Flexibility. Plan does not consider historic shortfall and persistent under delivery.
289	Chris	Still	Gladman Developments Ltd	Appendix	Appendix 3	Evidence Base	Incomplete evidence base, SHMA and SHLAA unavailable. Oxfordshire SMA (2007) is out of date. Draft SHMA 2012 - does not reflect inward migration or newly forming households.
331	Matthew	Williams	Drivers Jonas DeLoitte / Aberdeen Property Investors	Appendix	Appendix 3	Evidence Base	Welcome refresh of the Council's retail evidence base. As per NPPF paragraph 161.
334	Alex	Wilson	Barton Willmore /A2 Dominion	Appendix	Appendix 3	Evidence Base	Evidence base is not up to date. Policies relating to housing mix are not robust. Council has not published SHMA & IDP. Undermines consultation on plan and SEA/SA. Plan will require further consultation.

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336	Melissa	Wilson	Drivers Jonas Deloitte / CEMEX UK	Appendix	Appendix 3	Evidence base	The Local Plan evidence base is not robust. The Council does not have an up to date SHLAA and the latest Housing Land Supply Position Update note (August 2012 indicates that it can only demonstrate a 3.2 year housing supply. This undermines development being brought forward in accordance with the spatial strategy and increases the threat of unplanned greenfield and rural development. The Council's AMR indicates the Council broadly agrees with the suitability of the CEMEX site at Merton Street.
231	Steven	Neal	Boyer Planning / Redrow Homes & Wates Developments	Map	5.1 - 5.2	Key Proposals - Map	Should show new link road on the South east of Bicester.
299	Bruce	Tremayne	CPRE Bicester District	Maps	Maps	Maps	Map 5.1 and the eight thematic maps are poor quality being too detailed and too small.
40	Geoff	Bolton	Berrys / Gleeson Developments Ltd	Map	5.2 Banbury	Banbury Key Proposals	Objects to the designation of much of the Broughton Road site as a green buffer. The policy and related designation on the Proposals Map should be deleted and replaced with a new policy relating to areas of separation. The 'green buffer' surrounding most of Banbury is a new and arbitrary designation and not based on any evidence. A detailed landscape assessment is required.
66	Gemma	Care	Barton Willmore /Bicester Sports Association	Map	5.2	Key Proposals: Bicester	Concern that Pringle Fields falls within both the Town Centre Action Area and Green Buffer.
72	Peter	Chambers	David Lock Associates	Map	5.2	Key proposals Bicester	Residential development of 500 homes at Gavray Drive Bicester is supported.
107	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Appendix	Appendix 5.2	Bicester	Extend Bicester Gateway to include Faccenda Chicken Farm for better frontage. Omission Site.
240	Ellen	O'Grady	Defence Infrastructure Organisation	Map	Map	5.2 Key Proposals: Bicester	The proposed green buffer sits within MOD land ownership boundary, reducing developable land. The buffer cuts off the safeguarded Energy Centre areas as contained within the submitted planning application. This part of the policy is unsound.

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241	Jane	Olds	Stratton Audley Parish Council	Map	Map	5.2 Key Proposals: Bicester	Supports the zoning of the quarry areas as Local Wildlife site and the adjacent Landscape Buffer Zone between Stratton Audley and RAF Bicester
3	Alec	Arrol	Kennet Properties / Thames Water	Appendix	Appendix 5	Banbury Proposals Map	Object to the designation of Grimsbury Reservoir as green open space. KLP has no plans to permit public access and CDC has not approached KPL regarding the future of the site. Without some form of enabling development KPL would not support public access on this site. The designation provides no means to implement changes that would be supported by the landowner.
43	Rowland	Bratt		Map	Map	Banbury	The Green Buffer should be removed from proposals maps at Cotefield Farm, Bodicote.
94	John	Colegrave		Map	Map	Banbury	Suggest that the Green Buffer is removed from proposals maps at Wykham Park Farm adjacent Salt Way.
297	Robert	Thompson		Map	Map	Banbury	Suggest Green Buffer is removed from the Proposals Map at South of Broughton Road and that this land is allocated for residential development within the Local Plan.
85	Will	Cobley	Terrence O'Rourke Ltd / Blenheim Palace Estate	Map	Map 5.5	Kidlington	Map 5.5 should be amended to include a wider area of search than depicted. Map supplied.
107	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Appendix	Appendix 5.1	Proposed Submission Policies Map	Remove Oxford Technology Park, Langford Lane, Kidlington from the Oxford Green Belt.
107	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Appendix	Appendix 5.5	Kidlington Insets	Amend legend to state 'Oxford Technology Park' and not 'Langford Lane Technology Park'.
190	Nik	Lyzba	JPPC / Oxford University Press	Map	Map	Kidlington	OUP support Policy Kidlington 1 however they have concerns about its identification on the map. Element of pre-determination. Suggest notation is changed to reflect wider area of review.
283	Roger	Smith	Savills / The Bulford trust	Map	Map	Kidlington	Amend map to extend Kidlington 1 to include land east of Banbury Road and north of The Moors to allow small scale review of the Green Belt to provide for a mix of uses.

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334	Alex	Wilson	Barton Willmore /A2 Dominion	Map	5.3	Bicester Insets	Plan depicts a rectangle shape for the site. The precise boundaries and extend of development will be determined through a Masterplanning process.
26	Ed	Barrett	Turley Associates/ Scottish Widows / Scottish Widows Unit Funds Ltd	Consultation	Consultation	Consultation	Extension to consultation period not granted. Request made on the grounds that the Retail study Update was not finalised.
46	David	Broadley	Aylesbury Vale DC	Consultation	Consultation	Consultation	Request for an extension to consultation period.
114	Malcolm	Finch	HFDAG	Other	Other	Other	Public consultation has not complied with T&C Planning Act or the Localism Bill. No member of the public who resides in Hanwell Fields estate has been asked to consult or provide opinion on the 2012 local plan.
168	Patricia	Jesson	Wroxton & Balscote Parish Council	Consultation	Consultation	Consultation	Difficult to 'round robin' such lengthy document in the time allocated.
183	Rob	Kinchin-Smith	Banbury Civic Society	Consultation	Consultation	Consultation	The Proposed Submission Draft Local Plan is very different document to the Draft Core Strategy. Containing new policies, revised housing numbers and new set of allocated sites. Including some previously rejected. E.g. Banbury 2. At pre-submission stage there is limited opportunity to comment on these new proposals.
192	Colin	Macklin		Consultation	Consultation	Consultation	Insufficient consultation has been carried out with Aynho Parish Council.
237	Wayne	Neale		Consultation	Consultation	Consultation	Insufficient community consultation
238	Cathleen	Nunn		Consultation	Consultation	Consultation	Community has not been consulted.
299	Bruce	Tremayne	CPRE Bicester District	Resourcing	Resourcing	Resourcing	Plan is silent on resourcing issues, to adequately deliver plan and ensure aims are achieved and monitored.
21	Angela	Atkinson	Marine Management Organisation	General	Other	Bicester Master Plan	The geographical area of the document does not include any area of sea or tidal river and therefore the MMO has no comments.
37	Claire	Berry	West Northants Joint Planning Unit	General	Other	Local Plan and Bicester Masterplan	West Northamptonshire Joint Planning Unit has no comments on either the Proposed Submission Local Plan or the draft Bicester Masterplan.
38	Rachael	Blakey	Bucknell Parish Council	General	Other	General	Number of jobs proposed will be difficult to deliver. Propose a new 'Industrial Development Officer'. Delivery strategy is vague.

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45	Gemma	Brickwood	Turley Associates / Sainsbury	General	Other	Inconsistencies with other planning policy documents	Plan is inconsistent with Bicester Masterplan - Town centre Boundary.
166	Ben	Jackson	Bicester Chamber	General	Other	Draft Bicester Masterplan	The Local Plan contradicts the Masterplan in places. The Local Plan should be aligned with the masterplan which better meets the town's needs.
193	Susan	Mackrell	Bicester Town Council	General	Other	Draft Bicester Masterplan	Plan should be flexible and not set out limitations and determinants. Town is fast growing and this will put strains on transport, employment, health, education and social and community challenges. Welcome specific chapter on Bicester and supporting Bicester Masterplan. Master plan duplicates Bicester Local Plan Chapter. Concern raised at inconsistencies.
268	Charles	Routh	Natural England	General	Other	Draft Bicester Masterplan	A number of allocations ( in particular Bicester 3) have significant roads running through green space provision. This is likely to detract from the value of such space.
1	A S	Adams		General	Other	Map	The 'Framework Masterplan' leaflet does not depict Wendlebury.
3	Alec	Arrol	Kennet Properties / Thames Water	General	Other	LP structure and content	Part C of the LP covers the 3 main settlements and, the villages and rural area. It is noted CDC does not intend to progress a site specific allocation DPD and that the Master Plans for Bicester and Banbury are progressed as SPDs. SPDs cannot make site allocations and this requires the LP to ensure that it has made all the necessary allocations within Bicester and Banbury to deliver the development requirements for the lifetime of the LP. Having a LP which concentrates on strategically important sites and progresses smaller sites through a site allocations DPD provides greater flexibility. CDC approach does not make the LP unsound but underpins why KPL considers parts of the LP unsound.
19	Ken	Atack	Cropredy Ward	General	Other	Canalside	Happy with the Local Plan which demonstrates a sound and legally compliant document subject to relocation of business from Canalside.
21	Angela	Atkinson	Marine Management Organisation	Other	Other	Other	The geographical area of the document does not include any area of sea or tidal river and therefore the MMO has no comments.

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27	Peter	Bateman	Framptons/ Amber Developments	General	Other	General	Design of height & extent of built development - could make reference to topography
42	John	Braithwaite	South Newington Parish Council	General	Local Plan	General	Welcomes the general aims and policies set up in the Local Plan and considers the Plan well funded.
45	Gemma	Brickwood	Turley Associates / Sainsbury	General	Other	Retail	Level of retail provision at North West Bicester Eco-town, Graven Hill, South West Bicester Phase 2 & East Bicester are unjustified.
49	Kathryn	Brown	Stoke Lyne Parish Council	General	Other	Other	Agree with the premise that Bicester Town needs to be improved
49	Kathryn	Brown	Stoke Lyne Parish Council	General	Other	Retail	Bicester already has more supermarkets than many other towns
49	Kathryn	Brown	Stoke Lyne Parish Council	General	Other	Other	Light pollution from Bicester is already an issue in surrounding villages. What can be done to prevent the impact of lighting new roads and development? What proposals are there to mitigate noise pollution? What compensation are in place for those affected by the SE Link Road?
64	Terry	Byrd	Merton Parish Council	General	Other	Other	466 pages of documents are a significant challenge to any reader. Nonetheless it reflects on hard work and the covering summary leaflet is particularly well done.
64	Terry	Byrd	Merton Parish Council	General	Other	Other	Local Plan allocates resource to the "already haves - more sustainable" at the expense of the "have nots - less sustainable". There is a danger of this latter group becoming unsustainable. Merton Parish received negligible mention in the Plan with no specific mention in the Sustainability Appraisal.
65	Tim	Byrne	Jones Lang LaSalle / Horton General Hospital	General	Other	Other	Expect future documents e.g. Site Allocation Document to consider development needs of Horton General Hospital
96	Philip	Collett		General	Other	Motoway	M40 issues - Canal, River Cherwell I & Railway all run north south. Road near M40 are over crowded. Junction 9 acts as a junction for two other routes.
96	Philip	Collett		General	Other	Motorway Junctions	Maps A-D supplied - depicting example junctions onto Motorways at M27 & proposed at M40

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107	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	General	Other	Other	Report Attached: Bloombridge Appendix: Commentary on the Social-Economic Profiles of Bicester, Banbury & Kidlington prepared by Colin Buchanan & Partners' April 10 & Hill Street Holdings * Bloombridge Report Oxford Technology Park the Compelling Case Part 2 (Oct 2012), Flood Risk Assessment & Drainage Strategy, Preliminary Transport appraisal, Extended Phase 1 Habitats Survey
114	Malcolm	Finch	HFDAG	General	Other	Other	The Local Plan misleads the public by adopting the revoked SE Plan for a greater housing number than is actually required. The fixed 5 year housing land supply has been fulfilled with planning permissions at Bankside 1 and Canalside.
114	Malcolm	Finch	HFDAG	General	Other	Other	Areas designated on the local plan have not been measured or assessed on equal or fair criteria. Banbury 5 has been added to the plan yet West of Warwick Road has been removed without a valid reason. Saltway is considered equal to Banbury 5 and Banbury 2 but is not present in the Local Plan. Banbury 5 has more negative points than positive according to the sustainability report and 70% of respondents to the draft plan said they opposed it; yet the site has been added.
114	Malcolm	Finch	HFDAG	General	Other	Banbury Masterplan	The Local Plan is misleading: Disconnected to previous plans, with sites previously dismissed, and incorrect information to justify their choice. The underlying Banbury master Plan has not been consulted on or issued. Poor quality of documentation and incoherent website.
114	Malcolm	Finch	HFDAG	General	Other	Other	CDC have failed to deliver houses in the past, failed to regenerate the Town Centre, create jobs and opportunities and provide infrastructure. CDC has a poor track record delivering large housing projects (Phase 1 Hanwell Fields, Banbury 5). Finance is key to deliver a housing Plan yet Bankside 1 is a failure due to no finance for builders or buyers.
114	Malcolm	Finch	HFDAG	General	Other	Other	Lack of proposed infrastructure for education, transport, health and water. The Plan has only 1 area allocated for employment use and no answers to tackle crime, antisocial behaviour and policing.

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114	Malcolm	Finch	HFDAG	General	Other	Other	Local Plan is environmentally unsound: no wildlife survey has been conducted, excessive development in the Green Belt, CDC Brownfield delivery is lower than Government targets, aesthetics and prominent position of Banbury 5 and landscape impact of Banbury 2.
117	Peter	Frampton	Framptons	General	Other	Rural Employment Opportunities	Omission - New policy that encourages the provision of rural employment opportunities with the rural areas not confined to existing settlement boundaries. The policy should be criteria base and focused on PDL and other operation sites.
120	Peter	Frampton	Framptons / Montpelier	General	Other	Other	New Policy - Encouraging the provision of specialist housing to meet the needs of the elderly. Should recognise that specialist accommodation provides employment opportunities - development maybe suitable on employment land (B1 Use's or where general employment is located near residential development. NPPF para 17 & 50. Ageing population - between 2008 - 2033 population will increase by 25,300, over 65-79 expected to grow by 77% & additional 19,600 people aged 65. Supported by Cherwell Community Plan 2006-2011.
126	Rose	Freeman	The Theatres Trust	General	Other	Other	Not a Local Plan but a Development Management document including elements of the Core Strategy. Plan is too long and deals with minutia of proposed developments. Plan should describe broad principles and parameters of future development with detail expanded in lower documents.

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144	Jane	Hennell	Canal and River Trust	General	Other	New Policy	The Trust suggests that for the plan to be justified when considered against reasonable alternatives and as a response to the known pressure for moorings of all types, either Policy ESD17 is amended to include specific section on moorings, including residential moorings, or preferably a new policy is inserted into the document to cover the provision of all types of moorings and boating facilities. Without such a policy the plan does not give clear guidance on this type of development and therefore may not be positively prepared. The Trust would wish to advise on the wording of the policy to ensure consistency with its national policy which seeks to promote residential moorings as an alternative housing choice and recommends off line moorings in either basins or lay-bys to reduce the number of on line moorings i.e. those alongside canal banks.
149	Caroline	Huett	Indigo Planning Ltd / McKay Securities	General	Other	Other	New Pedestrian and cycle bridges - too vague
149	Caroline	Huett	Indigo Planning Ltd / McKay Securities	General	Other	Other	Good accessibility to public transport - no evidence to justify
158	Chris	Hone	CPRE Banbury District	General	Other	Other	CPRE supports the concept of sustainability which is embraced throughout the plan.
161	Andrew	Hornsby-Smith		General	Other	Building Sustainable Communities	Local allocation for Kidlington.
161	Andrew	Hornsby-Smith		General	Other	Other	Provide new section explaining the development pressure on Kidlington.
168	Patricia	Jesson	Wroxton & Balscote Parish Council	General	Other	Parish Plans	There is no mention of Parish Plans
178	Andrew	Raven	Savills / Barwood Strategic Land LLP	General	Other	General	Wording throughout plan should be positively written 'development will be permitted unless...' rather than current wording development will not be permitted where...'
181	Mike	Kerford-Byrnes	The Astons and Heyfords Ward	General	Other	Other	Endorse comments by Cllr James Macnamara ref 194
183	Rob	Kinchin-Smith	Banbury Civic Society	General	Other	Housing Numbers	Concern a housing Numbers. Increase in Plan target at Banbury and Bicester do not reflect extension to Plan period.

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183	Rob	Kinchin-Smith	Banbury Civic Society	General	Other	Natural & Historic Environment	Do not believe the Plan recognises the importance of the Natural & Historic environment. Noted in Core Assets but given very little exposure in the rest of the plan. Clarity required on the weight afforded the protection of the built and natural environment.
183	Rob	Kinchin-Smith	Banbury Civic Society	General	Other	Banbury South-to-East Link Road	Plan is silent on additional road infrastructure within Banbury. Concern given existing capacity issues and additional housing numbers. Need for a South East link road. Recommend a route corridor is allocated.
183	Rob	Kinchin-Smith	Banbury Civic Society	General	Other	Village Bias	Plan has a village bias in respect of growth.
183	Rob	Kinchin-Smith	Banbury Civic Society	General	Other	Sustainable Communities	Support policies on housing mix. Should also apply to existing housing stock. Retain family homes.
183	Rob	Kinchin-Smith	Banbury Civic Society	General	Other	Natural & Historic Environment	Support reference to natural, built and historic as core assets. Concern at the lack of policies covering the built and historic environment. Policy ESD.16 is confusing and not really about the built environment. Welcome commitment to Article 4 Directions, concern that policy applies to villages only and not Oxford Canal, Upper Heyford and RAF Bicester. LPA should use its enforcement power to police.
187	Duncan	Ledger	Bletchington Parish Council	General	Other	Neighbourhood Plan	Bletchington Parish Council are preparing a Neighbourhood Plan that will incorporate hamlets of Heathfield and Enslow. May challenge planning restrictions placed upon Enslow.
190	Nik	Lyzba	JPPC / Oxford University Press	General	Other	Household Waste	Plan should take into account a household waste and commercial waste recycling centre has been approved on the site and identified in the Oxfordshire Minerals and Waste Local Plan. Amendments supplied.
230	Lucy	Murfett	South Oxon DC	General	Other	Other	No comment.
237	Wayne	Neale		General	Other	Banbury Masterplan	Banbury Masterplan has not been consulted upon
238	Cathleen	Nunn		General	Other	NPPF	Plan is not compliant with NPPF.

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241	Jane	Olds	Stratton Audley Parish Council	General	Other	General	PC welcomes both plans which have been well thought out and structured.
243	Placi	O'Neil-Espejo	Bicester Vision	General	Other	Bicester Masterplan	Concerned with inconsistencies between the LP and the Bicester Masterplan
252	Dennis	Price		General	Other	Other	Unclear definition used throughout.
264	Daniel	Round	OCC - Strategic Planning Consultations	General	Other	Other	Wording should be consistent with NPPF. A lot of repetition and inconsistency in particular the policies for sites.
264	Daniel	Round	OCC - Strategic Planning Consultations	General	Other	Other	Propose separate policies for public transport, walking & cycling. Public transport needs to be considered in the wider context. Plan should consider opportunities between modes.
264	Daniel	Round	OCC - Strategic Planning Consultations	General	Other	SuDS	All sites should consider SuDS.
264	Daniel	Round	OCC - Strategic Planning Consultations	General	Other	Phasing	Phasing of education statement varies in detail.
264	Daniel	Round	OCC - Business & Skills Team	General	Other	Other	Support plans to growth economic sectors. UTC maybe unrealistic.
264	Daniel	Round	OCC - Enterprise & Innovation Team	General	Other	Oxfordshire LEP	Economy section should mention Oxfordshire LEP and in particular the relationship with Bicester.
264	Daniel	Round	OCC - Waste Management	General	Other	Household Waste	New residential development will put pressures on existing Household Waste Recycling Centres (HWRCs). Contributions should be sought towards increased capacity and re-use facilities.
264	Daniel	Round	OCC - Community Safety, Fire & Rescue	General	Other	Other	Currently emergency cover requirements are appropriate but are subject to regular review. Oxfordshire Fire & Rescue Service (OFRS) assumes access to proposed sites will comply with Approved Document B to the Building Regulations Volumes 1 & 2. Recommend access to water hydrants & relevant codes. Support the use of Automatic Water Suppression Systems .Recognise flood management. Proposed development may have an adverse affect on emergency response times.
264	Daniel	Round	OCC - Archaeology	General	Other	Natural and Built Environment	Phase 'Natural & Built environment should include historic environment.

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264	Daniel	Round	OCC - Ecology	General	Other	Other	Phase 1 survey carried out at options for growth stage are no longer current and additional survey work is required. In all development existing landscape, and biodiversity features should be retained. Bicester site should be screened for Brown Hairstreak butterfly. Development that impacts on Conservation Target Areas should be resisted. Detailed habitat surveys should be carried out.
264	Daniel	Round	OCC - Ecology	General	Other	Other	Support aim to achieve net gain in biodiversity.
264	Daniel	Round	OCC - Library Services	General	Other	Libraries	Libraries are good - Banbury, Bicester & Kidlington libraries are core libraries. Adderbury, Deddington, Hook Norton designated as community libraries. New library at Banbury & Bicester. Increased pressure.
264	Daniel	Round	OCC - Education & early Intervention Services	General	Other	Other	Policy detail is variable.
264	Daniel	Round	OCC - Education & early Intervention Services	General	Other	Other	Disagree - rural schools are not closing, OCC policy seeks to resist this trend. Excess demand.
264	Daniel	Round	OCC - Highways and Transport	General	Other	Other	Lot of repetition and inconsistency in the document, particularly in policies for individual sites. Public transport considerations are picked up in some strategic development policies but no in others and the same with walking and cycling. Potential for new transport policies to remove repetition. Consistency errors. Financial contributions should be used to pump prime cross town services that link the town centre with core transport interchanges. Operate at a regular frequency. Contributions should be used to upgrade public transport infrastructure.
264	Daniel	Round	OCC - Highways and Transport	General	Other	Transport	Wider public transport network and sustainable transport links within the development towns need to be considered rather than only in terms of access to individual strategic development sites. Opportunities and integration between modes, especially walking, cycling & public transport in order to maximise journeys by sustainable means. All sites are capable of supporting SuDS.

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264	Daniel	Round	OCC - Highways and Transport	General	Other	Terms of Reference	Clarify terms; knowledge economy, green knowledge & visitor economy.
264	Daniel	Round	OCC - Highways and Transport	General	Other	Terms of Reference	Define terms Performance Engineering, eco-innovation hub along the Oxford - Cambridge technology corridor. Contradictions in reference to skills shortage / highly skilled. Excellent transport links should mention public transport. Home working & flexible working benefits should be expanded. List of employment development should include logistics and distribution and tourism.
264	Daniel	Round	OCC - Highways and Transport	General	Other	Other	Plan is missing reference to sustainable modes & modal shift.
264	Daniel	Round	OCC - Highways and Transport	General	Other	Other	Wording could be clearer. E.g. are mixed developments only sought in town centres. Should cover sustainable modes.
268	Charles	Routh	Natural England	General	Other	Structure of Local Plan	All policies in the plan relate to 'Ensuring sustainable development'. The third theme would be better titled 'Ensuring a sustainable environment'.
268	Charles	Routh	Natural England	General	Other	Light pollution	There is no reference to light pollution other than in the context of Hanwell Community Observatory. As consequence it is unclear how the plan is consistent with paragraph 125 of the NPPF, and hence sound.
				General	Other	Empty Properties	Does the Local Plan consider NPPF para 5.1 bring back into residential use empty housing and buildings using CPO powers.
285	Victor	Smith		General	Other	Other	While there is reference to existing employment conditions there does not appear to be any correlation between spare space and anticipated future employment.
285	Victor	Smith		General	Other	Other	NPPF para 198 states that were a Neighbourhood Development Plan has been adopted and a planning application conflicts with the Plan, planning permission should not normally be approved. When a Planning Officer rejects an application because it contravenes the Local Plan his recommendation should not in future be ignored.

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289	Chris	Still	Gladman Developments Ltd	General	Other	Other	Object to policies BSC5, BSC6, BSC7, BSC10, BSC12, ESD1, ESD2, ESD8, ESD10 & ESD17. Inconsistent references to Council.
289	Chris	Still	Gladman Developments Ltd	General	Other	Other	Report attached: Assessment of Future Housing Requirement in Cherwell, A Report for Gladmans October 2012
290	Clare	Stretcher	The Coal Authority	General	Other	Other	Have no specific comments to make at this stage.
264	Daniel	Round	OCC - Strategic Planning Consultations	HRA	Habitats Regulation Assessment	Habitats Regulation Assessment	HRA conclusion need to be explained in full.
268	Charles	Routh	Natural England	HRA	Habitats Regulation Assessment	Habitats Regulation Assessment	The HRA report assessed the Proposed Submission Draft May 2012. Assuming that there are no material differences between this and the consultation document (August 2012) we have no reason to disagree with the report's conclusion that the plan will have no effect on any European sites.
3	Alec	Arrol	Kennet Properties / Thames Water	DtC	Duty to Cooperate	Duty to Cooperate	The Plan should discuss the duty to cooperate and Cherwell should work with the City Council
3	Alec	Arrol	Kennet Properties / Thames Water	DtC	Duty to Cooperate	Duty to Cooperate	Wording is suggested to be added that acknowledges that the housing requirements of the City Council cannot be met in the City and that Cherwell will work with other authorities to identify how needs are met.
23	Janice	Bamsey	West Oxfordshire District Council	DtC	Duty to Cooperate	Duty to Cooperate	West Oxfordshire District Council support the continued on-going engagement between the two Local Authorities and in particular future joint work on the assessment of the wider traffic implications of development, a review of the Green Belt near Oxford Airport, the scale of employment growth upon Local Jobs, commuting Patterns and the West Oxford economic objectives.
54	Phil	Brown	Savills for Magdalen Development Company / Kennet Properties Ltd	DtC	Duty to Cooperate	Duty to Cooperate	Plan should reference the Duty to Cooperate.

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84	David	Coates	Kingerlee Homes	DtC	Duty to Cooperate	Duty to Cooperate	No reference to the 'Duty to Cooperate'. No understanding of cross-boundary issues. Housing provision, transport infrastructure & journey to work catchments. Para A.6 could be the relocation for considering this issue.
333	Rachel	Williams	Oxford City Council	DtC	Duty to Cooperate	Duty to Cooperate	Stronger reference should be inserted in the Plan to the Duty to cooperate, similar to the wording proposed as a modification by the Inspector to the South Oxfordshire Core Strategy, recognising the established needs within the Central Oxfordshire Sub-region and identifying the importance of cross-boundary working in the attempt to address these needs.
383	Laura		Vale of the White Horse	DtC	Duty to Cooperate	Duty to Cooperate	Under the 'duty to cooperate' we have reviewed your proposed submission local plan and Bicester masterplan and have no comments to make. This is an interim response as we are still awaiting confirmation under a delegated decision.
3	Alec	Arrol	Kennet Properties / Thames Water	Omission site	SLE.1	Employment Development	Grimsbury Reservoir is the only remaining site within Banbury that could bring forward new employment land without either further extending the boundaries of Banbury in an unsustainable manner, or introducing employment uses next to more sensitive uses. An employment led mixed use development could help enabling publicly accessible green open space provision and establishing a potential link between Spice Ball Park and Site allocation 'Banbury 14'. Further uses could include leisure provision linked to that provided by the Oxford Canal and the reservoir. After completion of the Banbury Flood Alleviation Scheme, the majority of the site will be removed from flood zone 3. This is identical to the effect on Canalside (Banbury 1).
102	Sam	Croft	RPS Planning & Development / Banner Homes Ltd / Rowland Bratt	Omission site	SLE.1	Employment Development	Object to the Plan delaying employment allocation into subsequent DPD. Omission Site - Cotefield Business Park, site identified in plan under policy BO5. Suitable for employment development. Refer to Masterplan Concept Study.

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217	Peter	Frampton	Framptons / Albion Land PLC	Omission site	SLE.1	Employment Development	Omission Site for employment - Land off Waterworks Lane, Banbury. Plan attached.
218	Peter	Frampton	Framptons / Mr C Hawes	Omission site	SLE.1	Employment Development	Omission Site - North East Quadrant of Junction 9 M40. Plan attached.
219	Peter	Frampton	Framptons / Mr D Mahon	Omission site	SLE.1	Employment Development	Omission Site for employment - Land off Waterworks Lane, Banbury. Plan attached.
220	Peter	Frampton	Framptons / Barwood Developments	Omission site	SLE.1	Employment Development	Omission Site - Land Comprising Twenty-Twenty Cricket Ground, Thorpe Way - Allocate for commercial use
223	Peter	Frampton	Framptons / Barwood Developments	Omission site	SLE.1	Employment Development	Omission Site - Land at M40 should be allocated for employment or identified as an area of Development restraint to meet potential needs for economic development that are anticipated. Should a major investor not be accommodated on land at Overthorpe Road. Map attached.
330	Kiran	Williams	BNP Paribas Real Estate UK Ltd / Cawdor Capital Ltd	Omission site	BSC.1	District Wide Housing Distribution	Omission Site - Land off Camp Road, Upper Heyford. Land located adjacent Policy Villages 5: Upper Heyford. Majority of land is located in the Green Belt. Support local plan policies relating to housing growth. Site suitable for residential development. Located next to the New Settlement Area and employment opportunities at RAF site. Site is deliverable.
222	Peter	Frampton	Framptons / Barwood Developments	Omission site	SLE.2	Securing Dynamic Town Centres	Omission Site - Kraft Factory, Southam Road - Suitable for major retail food store, hotel and limited non food retail development. Will not adversely affect vitality and viability of the town centre. The requirements of a food store operator can not be met at land at Bolton Road which is unavailable and assembly would require CPO powers. Failure to allocate a food store will impede sustainable economic growth. Will provide jobs, enhanced retail offer and add to retail choice, accessible location well connected to the town centre.

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36	Reuben	Bellamy	CALA Homes Ltd	Omission site	BSC.1	District Wide Housing Distribution	Omission Site - South Lodge Riding Stables, Bicester. Site is suitable, available and viable and has no physical or technical constraints and is in a single ownership. Compliant with NPPF para 147 & 157. Capacity for 220 units. Offers a logical rounding of the Bicester edge and is in easy walking distance of open space employment opportunities at RAF Bicester. As well as retail/ leisure and medical facilities at Bure Farm. Preliminary landscape, ecology, transport and drainage / flood risk work have not identified any issues.
40	Geoff	Bolton	Berrys / Gleeson Developments Ltd	Omission site	BSC.1	District Wide Housing Distribution	Land South of Broughton Road is considered to be deliverable for up to 400 dwellings. It could make a significant contribution to the 5 year housing land supply and facilitate the expansion of existing community facilities in Banbury. It should be identified as a potential reserve site.
56	Steven	Brown	Woolf Bond Planning / Miller Strategic Land	Omission site	BSC.1	District Wide Housing Distribution	Omission site - Warwick Road, Banbury should be allocated. Further evidence is needed in respect of the Quantum of growth at the rural villages.
56	Steven	Brown	Woolf Bond Planning / Miller Strategic Land	Omission site	BSC.1	District Wide Housing Distribution	Omission Site - Land off Warwick Road, Banbury. Site allocated in Draft Plan as the first reserve site. Located in a sustainable location close to shops, services, schools and frequent bus service. Topography of site means it is visible from the West and forms an urban backdrop to the site. Vegetation marks the boundary to prevent long distance views. There is a range of residential styles. Site is not subject to flood, environmental and other known constraints. A masterplan for the site indicates public open space & retail could be provided. Baseline tech studies on highways, ecology, noise, landscape, visual impact, heritage & archaeology. Site capacity is 12ha or 300 dwg. Omission site should replace either Hardwick Farm or Hanwell Field . Review Banbury Section once Banbury Masterplan is prepared.

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66	Gemma	Care	Barton Willmore /Bicester Sports Association	Omission site	BSC.1	District Wide Housing Distribution	Omission Site: Pinglefields - Suitable for retail or residential development,
106	Russell	Crow	Barton Willmore / Taylor Wimpey UK Ltd	Omission site	BSC.1	District Wide Housing Distribution	Omission Site - Bourne Lane; site located north of Hook Norton, on the Western Side of Bourne Lane. 3.28ha site size. Adjacent landlocked parcel of land owned by District Council.
125	Peter	Frampton	Framptons / Mr J Phipps	Omission	BSC.1	District Wide Housing Distribution	The Plan is not positively prepared in the provision of sufficient housing land to meet the objectively assessed housing needs of Cherwell District. Additional land needs to be identified for housing in locations that are available, suitable and achievable. Land shown in the accompanying plan meets these criteria and should be allocated for housing on the proposals map. (No site description or name given - triangular parcel of land north of the A4095 and bounded by the A4100 to the west and Fringford Road to the east (Bicester))
164	Ian	Inshaw		Omission site	BSC.1	District Wide Housing Distribution	The Plan should retain the rail link between Graven Hill and Arccott sites of the MoD depot and the Arccott and associated MoD sites should be included in the development framework .
189	David	Keene	David Lock Associates / Gallagher Estates	Omission site	BSC.1	District Wide Housing Distribution	Omission Site - Land at Wykham Park Farm. Design and Access Statement supplied. 1000 new homes and 2 ha employment land (B1 & B2). Local Centre (A1, B1, A2-A5, D2 & D1). New entry primary school. Green Infrastructure & Transport Infrastructure. Road, light & drainage. No issue with Coalescence with Bodicote. Site is deliverable.
274	Tom	Smailes	Kemp & Kemp / Leda Properties	Omission Site	Bicester 2	Graven Hill	Omission Site - Exclusion of land at Langford Park Farm for Bicester 2 is unjustified by evidence.
274	Tom	Smailes	Kemp & Kemp / Leda Properties	Omission site	BSC.1	District Wide Housing Distribution	Omission site - Langford Park Farm measures 12ha and can deliver approximately 390 dph enabling Policy Bicester 1 target to be met. Sustainable location with good access to Station and Town Centre. Encourages connectivity with adjacent communities.
286	Emily	Sparrow	JPPC / Merton College	Omission Site	BSC.1	District Wide Housing Distribution	Omission Sites - Merton Collage Land; land at Begbroke (west of A44), land at Pear Tree, land at Yarnton (West of A440) & land at Gosford Bridge, Kidlington.

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291	Neville	Surtees	Barton Willmore / J A Pye Ltd	Omission site	BSC.1	District Wide Housing Distribution	Omission Site - Land at Webb Way - suitable for residential development. Located in a sustainable location. Within built up area on three sides. Would create a definitive and defensible boundary. Kidlington is a sustainable settlement.
299	Bruce	Tremayne	CPRE Bicester District	Omission site	BSC.1	District Wide Housing Distribution	Omission Site - Shipton-on-Cherwell quarry. Should not be ignored.
336	Melissa	Wilson	Drivers Jonas Deloitte / CEMEX UK	Omission Site	BSC.1	District Wide Housing Distribution	CEMEX site east of the railway line at Merton Street Banbury is a brownfield site previously in employment/industrial use. CEMEX no longer has operational requirements for the site and considers it suitable for residential led mixed use development. The site is in an accessible location in close proximity to a wide range of services and facilities including the railway station and Banbury town centre. Development of this site would help meet housing requirements, would ensure efficient use of land, and link development at Canalside with the Cattle Market redevelopment.
374			Berry Morris / Tappers Farm	Omission site	BSC.1	District Wide Housing Distribution	Omission Site - Land at White Post Road, Bodicote. Site area 2.192 ha. Canalside site is undeliverable. Site surrounded by development including at Bankside. Bodicote will remain separated at Salt way, Kingsfield and Cricket Club.
387	Kiran	Williams	BNP Paribas Real Estate UK Ltd / Trustees of Norman Collision Foundation	Omission site	BSC.1	District Wide Housing Distribution	Omission site - Land of Merton Road, Ambrosden should be allocated for residential development and the framework boundary re-drawn. Site is located in a sustainable village with access to key services. Site is deliverable and has no significant infrastructure issues. Forms a logical extension to the settlement boundary.
254	Mark	Recchia	Banbury Town Council	Omission site	Banbury 13	Burial Site Provision in Banbury	Whilst supporting the allocation, it has increased 'hope value' for residential development attached to the land to the north of Hardwick Hill Cemetery which is needed to secure the extension to the existing cemetery. TC would like to see an additional allocation of the field to the north of the cemetery for a cemetery extension.



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40	Geoff	Bolton	Berrys / Gleeson Developments Ltd	SA	Sustainability Appraisal	SA	The SA does not clarify how the need for additional growth and alternative sites were assessed and why other previously excluded sites were not included in the Proposed Submission LP. The SA does not demonstrate that for the growth of Banbury the plan is the most appropriate strategy when considered against reasonable alternatives. as required by NPPF para 182.
43	Rowland	Bratt		SA	ESD.15	Green Boundaries to Growth	There has been no Sustainability Appraisal of Policy ESD 15.
94	John	Colegrave		SA	Sustainability Appraisal	SA	Policy has not undergone Sustainability Appraisal.
114	Malcolm	Finch	HFDAG	SA	Sustainability Appraisal	SA	Why have you ignored the results of the report
114	Malcolm	Finch	HFDAG	SA	Sustainability Appraisal	SA	Why doesn't the report look at other areas other than those proposed
114	Malcolm	Finch	HFDAG	SA	Sustainability Appraisal	SA	Why hasn't the report been conducted on an equal and fair system
170	Alan	Jones	Hanwell Village Residents	SA	Banbury 2	Hardwick Farm, Southam Road (East and West)	Do not see how the overall conclusions on the sustainability of sites Banbury 2 and Banbury 5 can be reached on the evidence available.
171	Jayne	Gordon	Hanwell Parish Council	SA	ESD.15	Green Boundaries to Growth	Not in this context.
171	Jayne	Gordon	Hanwell Parish Council	SA	Banbury 2	Hardwick Farm, Southam Road	Do not see how the overall conclusions of the SA of Banbury 2 and Banbury 5 can be reached on the evidence presented. There are serious issues about Banbury's long term capacity to expand given its topography and physical constraints. The sustainability of these sites is questionable and the potential mitigating measures needs further evidence and further careful assessment.

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171	Jayne	Gordon	Hanwell Parish Council	SA	Banbury 5	North of Hanwell Fields	Do not see how the overall conclusions of the SA of Banbury 2 and Banbury 5 can be reached on the evidence presented. There are serious issues about Banbury's long term capacity to expand given its topography and physical constraints. The sustainability of these sites is questionable and the potential mitigating measures needs further evidence and further careful assessment.
172	Alan	Jones		SA	Banbury 2	Hardwick Farm, Southam Road	Do not see how the overall conclusions of the SA of Banbury 2 and Banbury 5 can be reached on the evidence presented. There are serious issues about Banbury's long term capacity to expand given its topography and physical constraints. The sustainability of these sites is questionable and the potential mitigating measures needs further evidence and further careful assessment.
176	Karen	Jones		SA	Banbury 2	Hardwick Farm, Southam Road	Do not see how the overall conclusions of the SA of Banbury 2 and Banbury 5 can be reached on the evidence presented. There are serious issues about Banbury's long term capacity to expand given its topography and physical constraints. The sustainability of these sites is questionable and the potential mitigating measures needs further evidence and further careful assessment.
176	Karen	Jones		SA	Banbury 5	North of Hanwell Fields	Do not see how the overall conclusions of the SA of Banbury 2 and Banbury 5 can be reached on the evidence presented. There are serious issues about Banbury's long term capacity to expand given its topography and physical constraints. The sustainability of these sites is questionable and the potential mitigating measures needs further evidence and further careful assessment.

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189	David	Keene	David Lock Associates / Gallagher Estates	SA	Sustainability Appraisal	SA	SA underplays sustainability of Wykham Park Farm. Scoring low in terms of access to the town centre and employment areas. Cycle way and bus route available. Omission site will deliver 1.66ha of employment land., a local centre. Conversely Canalside does not support economic growth. Proposal at Salt way would enhance the wildlife corridor. Landscape sensitivity report highlights land west of Bretch Hill as having a high sensitivity. Site will improve services and access to facilities including schools & recreation facilities. Site is in one ownership and is deliverable. Site is sustainable.
198	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	SA	Sustainability Appraisal	Canalside	Sustainability is overstated. Unclear what the alternative sites are? Delivery risk associated with CPO powers & viability. Issues not addressed by the SA.
198	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	SA	Sustainability Appraisal	Hardwick Farm	SA fails to adequately justify sites inclusion within the Plan despite acknowledging disadvantages. Sites has low landscape capacity due to visual sensitivity, ecological & archaeological value and noise.
198	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	SA	Sustainability Appraisal	West of Bretch Hill	SA fails to give adequate justification as to how the site would achieve the objective of reducing poverty and social exclusion. Justification is not site specific. SA overstates community benefits against landscape sensitivity.
198	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	SA	Sustainability Appraisal	North of Hanwell Fields	SA fails to record sustainability credentials.
198	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	SA	Sustainability Appraisal	South Banbury - Omission Site	SA does not reflect benefits - well connected to existing services including Schools, supermarket, hospital and employers. Good permeability. Located in least sensitive location re landscape. Deliver new cricket pitch. Secure separation of Banbury & Bodicote. Reduce poverty and social exclusion, deliver affordable housing, protect biodiversity and access to countryside and accessibility by sustainable modes.

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222	Peter	Frampton	Framptons / Barwood Developments	SA	Sustainability Appraisal	SA	No assessment of Para B.53 that retail outside two town centres will not be supported.
223	Peter	Frampton	Framptons / Barwood Developments	SA	Sustainability Appraisal	SA	SA has not assessed alternative strategies for the provision of employment land at Banbury. No consideration of need.
224	Paul	Morley	Cropredy Parish Council	SA	Sustainability Appraisal	SA	The number of dwellings proposed for villages such as Cropedy and the smaller villages that make up the cluster is about right. It should reflect current population and the type and mix of housing, and materials should reflect the characteristics of the village.
226	Sinéad	Morrissey	Rapleys LLP / Bedworth Trading Ltd	SA	Sustainability Appraisal	SA	Table 8.1 - Banbury Sites is inconsistent. Full benefits of Banbury 2 are not recognised relative to other sites. Approximately 800 dwg to meet housing targets. Reduction in poverty and social exclusion through mixed tenure. Wider benefits of open space, schools and local retail. Directly adjacent established housing and employment. Minor positive effects in relation to health, road congestions. Banbury 2 is considered better relative to Banbury 3 & 5. Inconsistency within Theme 2 Housing and SA objective 1 as sites should be assessed relative to each other. Table 8.3 refers to positive cumulative effect in respect of new development - this is not recognised in Table 8.1 reference Banbury 2.
238	Cathleen	Nunn		SA	Sustainability Appraisal	SA	Lack of information regarding renewable energy & consideration given to sustainable sourcing of material and flood risk. Object to BAN5 & BAN2.
264	Daniel	Round	OCC - Strategic Planning Consultations	SA	Sustainability Appraisal	SA	SA should show how site / policy performs against each of the sustainability objectives to facilitate easier comparison. Policies have not been considered against flora and fauna or landscape. Biodiversity is mentioned only in a more general way. Education and extra care homes for the elderly have not been included. BAN1 limited opportunities to retain sites in Banbury for small businesses. BAN2 - disagree with minor effects on biodiversity. Report does not reference HRA and impact on Oxford Meadows (SAC).
264	Daniel	Round	OCC - Archaeology	SA	Box 2.1	Our Vision for Cherwell District	Should refer to Historic Environment. List as challenge and objectives.

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264	Daniel	Round	OCC - Archaeology	SA	Table 5.1	10 Landscape and Historic Assets	District contains around 16000 undesignated heritage assets recorded on the Historic Environmental Record.
264	Daniel	Round	OCC - Archaeology	SA	Table 6.1	SA Framework	Support Objective 12.
264	Daniel	Round	OCC - Archaeology	SA	Bicester 1	North West Bicester Eco-Development	Mitigation section should refer to further archaeological survey work.
264	Daniel	Round	OCC - Archaeology	SA	Bicester 2	Graven Hill	Mitigation section should refer to a phrase of archaeological investigation.
264	Daniel	Round	OCC - Archaeology	SA	Bicester 11	North East Bicester Business Park	Mitigation section should refer to further archaeological survey work.
264	Daniel	Round	OCC - Archaeology	SA	Bicester 12	East Bicester	Deserted medieval village of Wretchwick and surrounding furrows & earthworks could be considered a major constraint. Should be listed as a major negative impact.
264	Daniel	Round	OCC - Archaeology	SA	Banbury 2	Hard wick Farm, Southam Road (East and West)	Impact on setting of grade II* listed building of Hardwick House. Negative impact.
264	Daniel	Round	OCC - Archaeology	SA	Banbury 6	Employment Land West of M40	No archaeological features found. Site lies near WW1 munitions factory - no remains extend this far.
264	Daniel	Round	OCC - Archaeology	SA	Banbury 8	Land at Bolton Road	Requirement for desk based assessment & trenched archaeological field evaluation.
264	Daniel	Round	OCC - Archaeology	SA	BAN14a	Banbury Country Park	Mitigation section should refer to further archaeological survey work.
264	Daniel	Round	OCC - Ecology	SA	Objective 10		Need for networks of habitats should be included. Does not have full access to SA. Habitats Regulation Assessment (Oxford Meadows SAC) will also need to be explained.
264	Daniel	Round	OCC - Ecology	SA	Bicester 2	Graven Hill	Does not consider harm to LWS and UK & European Protected Species.

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264	Daniel	Round	OCC - Ecology	SA	Bicester 3	South West Bicester Phase 2	Result of survey required - little evidence.
264	Daniel	Round	OCC - Ecology	SA	Bicester 4	Bicester Business Park	Consent granted.
264	Daniel	Round	OCC - Ecology	SA	Bicester 10	Bicester Gateway	BIC 10 adjoins western boundary of LWS but LWS outside site boundary.
264	Daniel	Round	OCC - Ecology	SA	Bicester 11	North East Bicester Business Park	Disagree, unimproved grassland takes along time to be created is loss can not be easily mitigated.
264	Daniel	Round	OCC - Ecology	SA	Bicester 12	East Bicester	Bicester 12 is part within Ray Conservation Target Area and potential BAP Priority Habitat.
264	Daniel	Round	OCC - Ecology	SA	Banbury 2	Hard wick Farm, Southam Road (East and Wes)	Survey required. Grater Crested Newts.
264	Daniel	Round	OCC - Ecology	SA	Banbury 3	West of Bretch Hill	Query minor negative.
264	Daniel	Round	OCC - Ecology	SA	Banbury 4	Bankside Phase 2	Agree - given information supplied.
264	Daniel	Round	OCC - Ecology	SA	Banbury 5	North of Hanwell Fields	Potential ecological constraint.
264	Daniel	Round	OCC - Ecology	SA	Banbury 6	Employment Land West of M40	Agree - given information supplied.
264	Daniel	Round	OCC - Ecology	SA	Banbury 12	Land for the Relocation of Banbury FC	Query minor negative.
264	Daniel	Round	OCC - Ecology	SA	Kidlington 1	Langford Lane Technology Park	Disagree - survey work yet to be carried out. Important and protected habitat and species could be indirectly affected.
268	Charles	Routh	Natural England	SA	Sustainability Appraisal	Sustainability Appraisal	No comments to make on this document.
279	Martin	Small	English Heritage	SA	Sustainability Appraisal	SLE.4	The SA fails to identify the potential harm of the proposed relief road on the Alchester Roman Town

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279	Martin	Small	English Heritage	SA	Sustainability Appraisal	Bicester 12	SA fails to recognise the substantial harm that development within the setting of the scheduled monument of Wretchwick Deserted Medieval Settlement might cause.
279	Martin	Small	English Heritage	SA	Sustainability Appraisal	ESD.16	EH agrees with the SA conclusion in the assessment of this policy and proposed mitigation measure but considers more changes are required for the policy to accord with the NPPF.
279	Martin	Small	English Heritage	SA	Sustainability Appraisal	Bicester 1	SA fails to identify the potential impact of the proposed development on the designated heritage assets within and close to the North West Bicester Eco-Town (Bicester 1). EH agrees with the suggested mitigation but more detail is required.
279	Martin	Small	English Heritage	SA	Sustainability Appraisal	Bicester 2	The SA fails to identify the potential harm from this section of the relief road on the historic environment.
279	Martin	Small	English Heritage	SA	Sustainability Appraisal	Bicester 5	EH does not see the justification for the SA's conclusion that Bicester 5 will enhance the town centre conservation area.
279	Martin	Small	English Heritage	SA	Sustainability Appraisal	Bicester 10	EH concurs with the SA conclusion in terms of the policy impact on the historic environment.
279	Martin	Small	English Heritage	SA	Sustainability Appraisal	Bicester 12	SA fails to recognise the substantial harm that development within the setting of the scheduled monument of Wretchwick Deserted Medieval Settlement might cause.
279	Martin	Small	English Heritage	SA	Sustainability Appraisal	Banbury 2	EH concurs with the SA conclusion for this Policy.
340	Dominic	Woodfield	Bioscan	SA	Sustainability Appraisal	SA	Concern at SA process. Concern at the proposed use of amenity space adjacent Gavray Drive for informal recreation compromising ability to manage land (a designated wildlife site).

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46	David	Broadley	Aylesbury Vale DC	Policy	SLE.4	Improved Transport and Connections	Concern regarding impact of road traffic from the scale of new housing and employment at Bicester and improvements that would be needed on the A41 towards Waddesdon and Aylesbury. Leading to congestion, worsened highway safety on the A41 and local roads and harm to amenity and character of Kingswood, historic Waddesdon and sensitive landscape in western Aylesbury Vale. A41 a key route. Aylesbury Vale agree that improvements needed to A41 at Berryfields with a new link road to A413 (north). Expansion of Westcott strategic employment site. Model shift between Bicester and Aylesbury when east-west rail scheme arrives, no impact on HGV movements. No evidence that road improvements to Bicester have considered committed growth within Aylesbury Vale. More evidence needed on this issue.
46	David	Broadley	Aylesbury Vale DC	Policy	Bicester 5	Strengthening Bicester Town Centre	Unclear the extent to which Bicester town centre facilities have considered its wider service role for rural areas extending into western Aylesbury. Question provision made for rural communities to access enhanced level of provision in Bicester for both public transport and car parking and service capacity. Has Bicester town centre provision considered population growth in rural villages in Western Aylesbury Vale to 2031? More evidence needed on this issue.
46	David	Broadley	Aylesbury Vale DC	Paragraph	C.22	Meeting the Challenge of Ensuring Sustainable Development in Bicester	Has provision been made for addressing Green Infrastructure deficiencies in Aylesbury Vale given the rural communities in western Aylesbury vale may already access? Aylesbury Vale have produced Leisure and Cultural Facilities Study in 2012 and a Aylesbury Vale Green Infrastructure Strategy 2011 and Buckinghamshire Green Infrastructure Strategy 2009.

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46	David	Broadley	Aylesbury Vale DC	Policy	ESD.13	Local Landscape Protection and Enhancement	Would like assurance that Policy ESD13 will be implemented having regard where relevant to the valued landscape in western Aylesbury Vale. Landscape Character Assessment and Area of Sensitivity Landscape Study available.
46	David	Broadley	Aylesbury Vale DC	Policy	ESD.11	Conservation Target Areas	Support the principles of these policies for the conservation of strategic biodiversity assets. Would like confirmation that Policy ESD.11 Conservation Target Areas (known as Biodiversity Opportunity Areas within Aylesbury) and SSSI shown on the proposals map depicted in Aylesbury Vale do not apply and are shown for strategic context only.
46	David	Broadley	Aylesbury Vale DC	Sustainability Appraisal	SLE.4	Improved Transport and Connections	SA Appendix B Table SLE4 on short/medium/long term impacts on road congestion (SA Objective 12) is queried. Table suggests ++++. Do not consider scoring adequately factor potential adverse wider impacts on strategic road network unless mitigation and infrastructure upgrades secured. More neutral or uncertain impact would be more accurate.
46	David	Broadley	Aylesbury Vale DC	Sustainability Appraisal	Bicester 12	East Bicester	SA Table B11 Bicester 12 East Bicester SA Objective 12 raises improvements to links on the existing public transport network. Should consider routes into Bicester from the A41 (east). SA scoring should be reduced until improvements secured.
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Table	Table 1	Proposed Strategic Employment Allocations	Table 1 should make reference to Oxford Technology Park.
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	1.21	The Planning Context for the Local Plan	Support reference to RSS.

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386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	1.53	What does the Plan do?	Para 1.53 should make reference to Oxford Technology Park.
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	Executive Summary	Vision	Amendment proposed to Vision.
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	A.11	The Spatial Strategy for Cherwell District	Support A.11 and small scale review of the Green Belt to accommodate employment needs. Review should form part of the Local Plan process and not subsequent DPD given exceptional circumstances.
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	A.14	Strategic Objectives	Support para A.14 and SO1 to SO5.
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	B.5	Introduction	Support Para B.5 - B.7.
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	B.7	Introduction	Amendment suggested to B.7.
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	B.13	Introduction	Object to statement 'employment growth has been strongest in Bicester in recent years'. Evidence supplied.
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	B.22	Introduction	Support themes set out in para B.22 to B.31 . Kidlington has more B1 than Bicester and ran out of employment land in 2006/2007. Oxford Technology Park should be allocated in the Local Plan as a strategic site for immediate development.
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	B.28	Introduction	Refer to Bicester Gateway at B.28.

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386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	B.33	Introduction	Amend para B.33 to refer to Begbroke Science Park and Oxford Technology Park and progressive improvements.
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	B.44	Policy SLE 1: Employment Development	Add Kidlington to para B.44.
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Policy	SLE.1	Employment Development	Object to Policy SLE1 should refer to Kidlington alongside Banbury and Bicester. Should define small scale employment proposals.
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Policy	SLE.4	Improved Transport and Connections	Policy SLE4 should include improvements to Junction 9 of the M40.
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Policy	ESD.4	Decentralised Energy Systems	Object to Policy EDS4, threshold for non domestic developments is too low. And should be raised from 1000sqm to 75,000 sqm.
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Policy	ESD.14	Oxford Green Belt	Object to ESD14 Oxford Green Belt and the basis that the evidence base does not explicitly state 'exceptional circumstances' exist for a Green Belt Review. Exceptional circumstances include; proposal is within the national, regional and local interest, urgent economic need, the limited harm to the Green Belt is outweighed by economic benefits and that a small scale local review will produce defensible, permanent Green Belt Boundary. Amendment suggested.
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	C.7	Bicester	Support Bicester Masterplan but concerned that growth in the North West is in the wrong location, that the eco-development is appropriately phased and the South East Bicester Relief Road is supported.

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386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	C.8	Meeting the Challenges of Developing a Sustainable Economy in Bicester	Paragraph C.8 should reference Oxford and Silverstone.
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	C.19	Meeting the Challenges of Building a Sustainable Community in Bicester	Paragraph C.19 should put greater emphasis in respect of connectivity to the South and the Oxford Regional Hub. Amendment suggested.
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	C.24	Meeting the Challenges of Ensuring Sustainable Development in Bicester	Support para C.24
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	C.42	Employment	Object to para C.42 should refer to Gateway.
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Policy	Bicester 10	Bicester Gateway	Support Bicester 10. Amendment suggested - policy should apply early in the Plan period. Should make reference to car parking ratios e.g. 1:35.
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Section	C.4	Kidlington	Support approach at Kidlington given settlement size and market position.
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	C.192	What Will Happen Where	C.92 should refer specifically to Begbroke Science Park and not just Begbroke. Object to the chosen approach at Kidlington in not releasing land from the Green Belt within the Local Plan but within subsequent DPD

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386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	C.193	What Will Happen Where	Object to C.193 sentence does not make sense as Employment Allocations within inset area are already outside Green Belt and that second part of sentence is out of date. Text supplied.
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	C.195	Strategic Development: Kidlington 1 - Langford Lane Technology Park	Object to C.195, Oxford Technology Park is needed now.
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Policy	Kidlington 1	Langford Lane Technology Park	Object to Policy Kidlington 1, policy does not bring forward much needed employment land quickly enough. Text supplied. Bullet points within policy supported.
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Appendix	Appendix 3	Evidence Base	Add following documents to evidence base; RSS (May 2009), Ove Arup's Report Economic and Social Impacts of a Potential Eco-town at Weston Otmoor (Jan 2009), Oxford Technology Park: The Compelling Case (Dec 2009) and (Oct 2012) and a Small Scale Local Green Belt review for Oxford Technology Park (forthcoming).
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Appendix	Appendix 5.1	Proposed Submission Policies Map	Remove Oxford Technology Park, Langford Lane, Kidlington form the Oxford Green Belt.
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Appendix	Appendix 5.2	Bicester	Extend Bicester Gateway to include Faccenda Chicken Farm for better frontage. Omission Site.
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Appendix	Appendix 5.5	Kidlington Insets	Amend legend to state 'Oxford Technology Park' and not 'Langford Lane Technology Park'.

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386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	General	Other	Other	Report Attached: Bloombridge Appendix: Commentary on the Social-Economic Profiles of Bicester, Banbury and Kidlington prepared by Colin Buchanan and Partners' April 10 and Hill Street Holdings * Bloombridge Report Oxford Technology Park the Compelling Case Part 2 (Oct 2012), Flood Risk Assessment and Drainage Strategy, Preliminary Transport Appraisal, Extended Phase 1 Habitats Survey.
384	Emily	Sparrow	JPPC / The City of Oxford Charity	Paragraph	Executive Summary	Vision	Support proposed strategy to accommodate new development, enhance local identity and meet housing needs including increasing the supply of affordable housing.
384	Emily	Sparrow	JPPC / The City of Oxford Charity	Policy	ESD.14	Oxford Green Belt	Recognise that the South East Plan does not identify a need for a strategic review of the Green Belt however this does not justify why there are no 'exceptional circumstance' to enable a small scale review to meet identified housing needs. NPPF Para 84 states Green Belt boundary Reviews should promote sustainable patterns and be consistent with Local Plan strategy for meeting identified requirements. No assessment is evident.
384	Emily	Sparrow	JPPC / The City of Oxford Charity	Policy	ESD.14	Oxford Green Belt	NPPF para 85 states LPA should not include land within the Green Belt which is unnecessary to keep permanently open. At the 1990 Enquiry into the Central Oxfordshire Local Plan (Cherwell) the Inspector recognised that the site could realistically occur and recommended that it be omitted from the Green Belt boundary. This was not accepted by the Council.

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384	Emily	Sparrow	JPPC / The City of Oxford Charity	Policy	ESD.14	Oxford Green Belt	NPPF 85 notes when reviewing Green Belt boundaries consideration should be given to physical features that are recognised and permanent. The site 'Land at West of Water Eaton Lane, Gosford' has defensible boundaries at north of Beagles Close, a road to the West and cemetery to the South. Release of the land would not undermine the purpose of the Green Belt and development would not result in coalescence of settlements and would protect the vulnerable Kidlington Gap.
384	Emily	Sparrow	JPPC / The City of Oxford Charity	Policy	ESD.14	Oxford Green Belt	A small scale review of land around Kidlington a Category A and Village 1 settlement is a reasonable alternative approach for meeting the development needs to ensure housing and particularly affordable housing.
384	Emily	Sparrow	JPPC / The City of Oxford Charity	Policy	ESD.14	Oxford Green Belt	Site 'Land at West of Water Eaton Lane' has a lapsed planning permission for recreation uses. Site is suitable for residential and open space. Requirement for 2.87ha in Gosford and Water Eaton. The Council Playing Pitch and Green Space Strategy also estimates a significant additional playing fields are required to meet needs within the Plan period.
384	Emily	Sparrow	JPPC / The City of Oxford Charity	Appendix	Appendix 3	Evidence Base	Evidence base is incomplete - does not include a Green Belt Review. BANES example is quoted as a reason to review.
384	Emily	Sparrow	JPPC / The City of Oxford Charity	Omission site	BSC.1	District Wide Housing Distribution	Omission Site - Land at West of Water Eaton Lane, Gosford.



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385	Emily	Sparrow	JPPC / Mr R W Jones	Paragraph	Executive Summary	Vision	Support proposed strategy to accommodate growth within and adjoining Bicester by making efficient use of the land. Support vision of a sustainable economy in Bicester that is vibrant, distinctive and diverse, reducing the need to travel. Investment in technology innovation, advanced manufacturing and performance engineering whilst exploiting the towns transport connections.
385	Emily	Sparrow	JPPC / Mr R W Jones	Policy	SLE.1	Employment Development	The Employment Land Study (February 2012) notes tech companies are more drawn to the central Oxfordshire area than Bicester and lack of appropriate land has led to limited ability for businesses to expand which has possibly resulted in the loss of potential businesses seeking to locate in the town. There is a significant need to provide employment sites for identified growth sectors and to attract higher technology industries north in Bicester and the District as a whole.
385	Emily	Sparrow	JPPC / Mr R W Jones	Policy	SLE.1	Employment Development	Note policy SLE1 supports employment uses on non-allocated sites in Bicester subject to set criteria. Policy restricts development to sites within built up limits of the settlement. It is considered this is too inflexible and there is no recognition that sites on the periphery of the settlement can be developed without harm to surrounding land and would require little in the way of additional infrastructure. Land to the East of A41, Bicester presents an opportunity for flexibility for specialist employment uses within easy access to major transport nodes and good opportunities for sustainable development.

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385	Emily	Sparrow	JPPC / Mr R W Jones	Policy	Bicester 10	Bicester Gateway	Plan does not justify why land off the A41 previously proposed has been excluded from consideration from the wider allocation of Bicester 10 and Site E5 of the Framework Bicester Masterplan SPD. The site is accessible, good access to public transport, and links would have minimum effect on the natural environment given the amount of the development occurring locally.
385	Emily	Sparrow	JPPC / Mr R W Jones	Policy	Bicester 10	Bicester Gateway	The site has little practical use for agriculture. Appropriate development on the site with planned landscaping would enhance the gateway into Bicester and the proposed Green Buffer would avoid coalescence with Chesterton and Phase 1 of the SW Bicester Extension. The new road which dissects the site linking the A41 with Wendlebury Road has significantly increased accessibility of it for vehicular as well as pedestrian and cycle traffic.
385	Emily	Sparrow	JPPC / Mr R W Jones	Policy	Bicester 10	Bicester Gateway	Inclusion of site would be a logical compliment and would aid in improving self-containment, reducing out-commuting and would potentially provide for new employment spaces which can attract knowledge and high-technology business in order to deliver Bicester Vision.
385	Emily	Sparrow	JPPC / Mr R W Jones	General	Other	Draft Bicester Masterplan	Note that the Bicester Masterplan identifies the northern part of site as a reserve site which suggests it could play an important role in the development of the town. No justification for identification as a 'reserve' site with no details of possible future uses. Site should be incorporated into wider Bicester 10/E5 allocation and brought forward sooner.
385	Emily	Sparrow	JPPC / Mr R W Jones	Omission site	BSC.1	District Wide Housing Distribution	Omission Site - Land to the East of the A41, Bicester. Site is suitable for allocation of a small scale estate for development of manufacturing and engineering enterprises.

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379	Wrigley	Julie	Savills/ A.Plumb/Milton Village Meeting	Sustainability Appraisal	Sustainability Appraisal	Sustainability Appraisal	Do not consider the increasing residual development in rural villages away from the main centres of Banbury, Kidlington and Bicester is sustainable and in accordance with Policy ESD1, due to the need to use the car to access facilities and services.
388	Colin	Cockshaw		Policy	Bicester 1	North West Bicester Eco-Town	Policy should state in each case that Plans for ownership, long-term maintenance and an agreed life space where appropriate should be agreed in each case before art work is placed on site.
388	Colin	Cockshaw		Policy	Bicester 2	Graven Hill	Policy should state in each case that Plans for ownership, long-term maintenance and an agreed life space where appropriate should be agreed in each case before art work is placed on site.
388	Colin	Cockshaw		Policy	Bicester 3	South West Bicester Phase 2	Policy should state in each case that Plans for ownership, long-term maintenance and an agreed life space where appropriate should be agreed in each case before art work is placed on site.
388	Colin	Cockshaw		Policy	Bicester 4	Bicester Business Park	Policy should state in each case that Plans for ownership, long-term maintenance and an agreed life space where appropriate should be agreed in each case before art work is placed on site.
388	Colin	Cockshaw		Policy	ESD.15	Green Boundaries to Growth	Green Buffers should have firm boundaries related to identified features on the ground. Green Buffer on the westerside of Launton is already superseded by proposals in the Materplan which indicates part of it for future development.

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388	Colin	Cockshaw		Policy	Bicester 2	Graven Hill	To be effective, the South Eastern Relief Road needs to become adopted as a firm proposal by the relevant authorities. It should then be the subject of a firm policy in the draft Plan which indicates how and when it will be implemented and it should be incorporated into map 5.2. Road is a key proposal as the scale of development proposed on the east and south of Bicester would be unacceptable without it. Note that the Road is shown in the Masterplan.
388	Colin	Cockshaw		Map	5.2	Key Proposals: Bicester	The proposed South Eastern Relief Road should be shown on the Bicester Map.
388	Colin	Cockshaw		Policy	Bicester 5	Strengthening Bicester Town Centre	Concern at the lack of proposed retail proposals in the town centre. In Policy Bicester 5 insert a clear framework for future development of the town centre.

Local Plan  
Proposed Changes to Proposed Submission  
March 2013

**Appendix 5: Summary of Consultation**



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## Section 1: Public Consultation Arrangements

### Proposed Submission Local Plan

The Proposed Changes to the Proposed Submission Local Plan were publicly consulted upon from 28 March 2013 to 23 May 2013. The consultation was originally advertised as 28 March 2013 to 9 May 2013 before being extended.

### Purpose of the Consultation

The consultation process was carried out in conformity with the Town and Country Planning (Local Planning) (England) Regulations 2012 and in particular Regulation 19 and the Council's Statement of Community Involvement which contains the Council's agreed protocols for the consultation on Development Plan Documents such as the Local Plan.

### Who we consulted

All those on the consultation database including the designated general consultation bodies and specific consultation bodies.

### How we consulted

A programme of consultation took place over the eight-weeks between 28<sup>th</sup> March 2013 and 23<sup>rd</sup> May 2013. A representation form and guidance note was produced and made available for all consultees - **Appendix A**.

The following consultation methods were used at this stage of the process:

- Public notices in local newspapers: Banbury Guardian and Bicester Advertiser - **Appendix B**.
- Letters to all bodies on our consultation database and all local libraries – **Appendix C**.
- The Council's website was updated and all relevant material was made available.
- The Council accepted representations either by email or by letter.
- A summary of all representations received by the Council during the consultation period is presented in **Appendix D**.



## Section 2: Representations Received

In total, approximately 300 organisations and individuals submitted a comment on the Local Plan Proposed Submission Focused Consultation, generating over 1,000 individual comments/points.

This report sets out a summary of the content of the representations received. It does not offer a commentary on those representations. It has been prepared to provide an overview of the challenge of addressing a complex set of issues raised by respondents. Summaries of all comments were presented to the District Council's Executive on the 7th October 2013. Full representations can be viewed on line at [www.cherwell.gov.uk/publicationscheme](http://www.cherwell.gov.uk/publicationscheme). The main issues identified are shown below.

### **Introduction**

- Comments about the Plan reflecting the revocation of the South East Regional Spatial Strategy, overall levels of housing growth, the Plan's emphasis on Kidlington, and later policies in the Plan.

### **Duty to cooperate**

- No evidence of the Council having complied with the Duty to Cooperate.
- The Council should consider neighbouring authorities housing requirements – through an up to date SHMA.
- The scale of housing need in Oxford should be considered.
- Discussions needed between Cherwell District Council, Oxfordshire County Council, Buckinghamshire County Council and Aylesbury Vale District Council to discuss the possible strategic relief roads at Bicester.
- Discussions will need to take place between Cherwell District Council and Scottish and Southern Energy prior to planning permission being granted.
- Oxford City Council would welcome a discussion with Cherwell District Council on concerns for Bicester. Concerned over the significant emphasis given to the knowledge economy. The type of employment development proposed at Bicester will overlap significantly with key sectors of Oxford's economy.

### **Strategy for Development in Cherwell**

#### **New Policy: PSD 1: Presumption in Favour of Sustainable Development**

- The policy should be extended to make clear that the Council should ensure they identify and update annually a supply of developable housing sites that forms part of the five year housing land supply.
- Policy should be worded to make it clear the definition of "out of date" matches that within the NPPF.
- The final paragraph is incomplete.

## **Polices for Developing a Sustainable Local Economy**

### **Policy SLE 1: Employment Development**

- The vision for employment is difficult to achieve.
- The Plan should allocate further employment sites.
- The Plan has only allocated one employment site in Banbury which is insufficient, why has no further employment land been allocated in Banbury?
- Reconsider the inclusion of the marketing requirement.
- No overall requirement of employment land is set for the Plan period.
- There is no overarching framework upon which to ascertain whether the site allocations will meet objectively identified development requirements.
- The Policy should be more flexible and recognise that employment sites on the periphery of the settlement can be developed without harm to surrounding land.
- The policy criteria are inclusive rather than exclusive.
- There is only a limited number of sites allocated for B2 and B8 employment uses and there is uncertainty over the mix of uses expected to be delivered on these sites.
- The Policy is silent on the redevelopment/regeneration of existing employment sites for employment uses.
- No target identified for the amount of employment development to the rural areas.
- The Plan does not address the development needs of the District outside of Banbury and Bicester, and fails to create clear policy-based opportunities for established rural businesses to expand/improve their premises.
- Proposed Green Buffers at Bicester could limit opportunities to locate large employment areas close to Bicester.

### **Policy SLE2: Securing Dynamic Town Centres**

- The thresholds for retail impact assessment should be re-worded in order to provide greater clarity - retail impact assessment for retail proposals in edge of centre or out of centre locations if they are over 2,000sqm within the catchment area of Banbury, 1,500sqm in the catchment area of Bicester, and 350sqm elsewhere.
- A range of scale of floorspace should be indicated for the type of floorspace required for each local centre in each strategic housing allocation to ensure that sustainable communities are delivered.
- Retail evidence base should be reviewed every 5 years to ensure a robust assessment of estimated capacity and appropriate planning of any identified growth in floorspace.
- The Plan should not prejudge the outcomes of the planned town centre boundary review.
- Paragraph B.53 should be deleted or rephrased to reiterate the sequential approach.
- Inconsistencies exist with respect to retail policy.

### **Policy SLE4: Improved Transport and Connections**

- 3 routes were identified in the Bicester Movement Study therefore the Plan should make reference to all 3 routes.

- Include reference on the northern relief road proposals - Howes Lane/Lords Lane are unsuitable as a northern 'ring' road.
- Paragraph B.69 should also include the possible route at North West Bicester.
- Maps from the Movement Study ignore the existence of Ambrosden which gives a false impression of the Plan's population impact.
- No mention of the potential impact on Wendlebury of the proposed relief road.
- The paragraph should also include the possible route at North West Bicester.
- All 5 Wretchwick properties are Grade II listed but they do not appear as listed buildings on the Movement Study's maps.
- Paragraph B.74 does not qualify the degree of growth potential at London Oxford Airport within its existing boundaries.
- Amend the name of the airport to London Oxford Airport.
- The Plan must consider impacts on Junctions 9, 10 and 11 of the M40 and the A34 with the A43. A credible and realistic transport evidence base required.

### **Policies for Building Sustainable Communities**

#### **Policy BSC1: District Wide Housing Distribution**

- The rate of housing delivery from the South East Plan has continued to be used which is likely to lead to an overestimate/underestimate of need.
- Revocation of South East Plan noted - new SHMA is required.
- The Plan fails to address the development needs of the District outside of Banbury and Bicester.
- Object to Bicester being the main location for growth as it ignores wider opportunities.
- Further explanation needed for the increase in housing numbers at Bicester.
- The housing figure for Bicester should be reduced by at least 10% and allocated to Rest of District.
- Bicester's traffic congestion will continue to worsen due to the planned growth therefore growth should be focused at Banbury.
- There is overreliance on windfall sites in the Plan.
- The increase to the housing requirement (16,750 dwellings) due to the plan period being extended for a further 5 years is over ambitious.
- The Council has failed to acknowledge more up to date and robust evidence on demographic change and migration provided through ONS and CLG population and household projections.
- The new landscape evidence has resulted in changes to the capacity of the strategic sites within Banbury and has brought a greater imbalance in the housing distribution between Banbury and Bicester.
- Explanation needed on the suggested windfall allowance.
- The Council cannot demonstrate a five year housing land supply with 5% or 20% buffer therefore current housing policies are out of date. The 2012 Annual Monitoring Report shows a consistent under delivery of housing in the District since 2007. The Plan should identify housing land beyond the housing target to build in a contingency.

- There must be recognition that there is a continuing need for new development in rural areas.
- Support the recognition that Kidlington should be targeted for economic development, featuring alongside Banbury and Bicester.

The housing requirement should be increased to:

- 688 per annum to reflect interim Household Projections (2011)
- 800 dwellings per annum and 20,000 dwellings over the Plan period
- 968 dwellings per annum and 24,199 dwellings over the Plan period

### **Policy BSC2: The Effective and Efficient Use of Land – Brownfield Land and Housing Density**

- Revise the housing strategy to allow for a combination of strategic housing sites alongside a number of rural housing allocations for the larger villages, to encourage developments between 10 and up to 100 dwellings to come forward in those more sustainable locations.
- The minimum density of 30 dwellings per hectare raises concern as it is difficult to provide family housing and housing for the elderly.
- The density requirement of 30 dwellings per hectare is too prescriptive and should be subject to the individual circumstances
- There is no guidance as to what would be expected in urban locations.
- Advocate a density of (at most) 25 dwellings per hectare to allow for adequate garden space for families.
- The 45% PDL target appears too ambitious.
- Bicester will not achieve the 45% of new homes to be developed on brownfield sites as shown in the Housing Trajectory. The changes to allocations and commitments on brownfield will be approximately 30%. Deleting Policy Bicester 1 will substantially improve proportion towards target.

### **Policy BSC3: Affordable Housing**

- Unclear if the identified need for affordable housing considers the significant backlog of need.
- The Plan does not consider the Sir John Harman Report "Viability Testing Local Plans". Affordable housing requirements should be based on robust viability.
- Local Plan allocations should not be subject to such a scale of obligations, standards and policy burdens that cumulatively threatens the Plan's viability.
- The policy on the provision of affordable housing should use a net figure when referring to the threshold and capacity.
- The policy lacks flexibility and should be amended to be dealt with on a case by case basis and in accordance with the most up to date evidence.
- Include wording on 'open book' financial analysis.
- Object to the affordable housing requirement of 30% in Banbury.
- The updated SHMA 2012 suggests a need for 831 homes per year however there has been no consultation on the SHMA. Lack of up to date available evidence.
- The requirement of financial contribution is supported.

- The requirement would result in large family dwellings in order to subsidise affordable housing. Smaller dwellings will not be delivered in settlements that require them. This will allow the elderly people to downsize into smaller units.
- The affordable housing requirement should be reduced to address specific local needs.
- The affordable housing threshold for Kidlington should be reduced to 3 due to the high land values.

#### **Policy BSC4: Housing Mix**

- Supports the removal of Housing Mix table from the policy and the proposed wording change.
- It is unclear what constitutes a strategic housing site.
- Unclear why 45 self-contained extra care dwellings has been chosen. No assessment of the implications on the viability of development and subject to negotiations.
- Policy should exclude development schemes where a proposed development addresses a specific local need.
- The requirement for self-contained extra care dwellings should be deleted.
- Extra care dwellings should be exempted from providing affordable housing.
- The Council now only wishes to prescribe residential mix in terms of 1 bed units at strategic sites.
- Provision of extra care dwellings is too restrictive as other types of accommodation may be required later in the plan period.

#### **Policy BSC7: Meeting Education Needs**

- There is very little evidence in the Plan of effective assessment of school provision within rural areas.

#### **Policy BSC10: Open Space, Outdoor Sport and Recreation Provision**

- The Council's evidence base is not considered up to date.
- The South West Sports Village at Kingsmere will address the known shortfall in outdoor sports and recreation provision to 2008/09.
- Provision should be made for substantial public transport in rural areas, and safe cycle and walking routes during the hours when local residents could take advantage of the provision. It is also essential to ensure that the facilities remain in public ownership to ensure constant availability.
- Concerns over viability of open space standards.

### **Policies for Ensuring Sustainable Development**

#### **Policies ESD 1 - 5**

- Policies have been written without any evidence base as it is still being prepared.
- Concerns over the impact of the policy requirements on viability

### **Policy ESD1: Mitigating and Adapting to Climate Change**

- The Policy is inflexible.
- Concerns over the impact of the policies on viability

### **Policy ESD2: Energy Hierarchy**

- Policy ESD2 should be deleted. Methods of construction and sustainability should be addressed through the Building Regulations and not the planning system. Do not support additional burdens to development.
- The requirement for developers to submit an Energy Statement is unnecessary as this is not a planning matter.

### **Policy ESD3: Sustainable Construction**

- Construction standards required for new homes should be at least in line with the prevailing Building Regulations.
- Object to all new dwellings to meet at least Code Level 4 with immediate effect as this will affect the deliverability of a site (viability issues).
- Delivery of sites will be put at risk due to the financial burden placed upon them.
- The Plan could seek to 'encourage' higher environmental performance by reducing financial obligations on a development schemes.
- The evidence base omits the cost of certain policies including Lifetime Homes and space standards.
- Concerned at Bicester and Banbury when there is a requirement to achieve Code for Sustainable Homes Level 5.
- The Policy does not set out a minimum size requirement below which BREEAM is not required.
- The cost of achieving the required Code for Sustainable Homes only encourages medium and large size developments.
- References to "embodied energy within buildings" are ambiguous.
- No reference to off-site 'allowable solutions'.
- Clarification is needed on the references to "standards" and "immediate effect".

### **Policy ESD4: Decentralised Energy Systems**

- Object to combined heat and power at district level.
- Carbon emission reduction targets should be a matter for developers to determine and not stipulated by the Council.
- The systems identified may not be the most effective when other solutions are available.
- Justification needed on thresholds

### **Policy ESD5: Renewable Energy**

- Places onerous burdens upon the development
- Policy ESD 4 and ESD 5 should be combined.
- Justification needed on thresholds

- The policy should be more flexible and recognise that viability is a key factor

**Policy ESD6: Sustainable Flood Risk Management**

- Flood Risk Assessments should explore all potential sources of flood risk and water contamination to water sources further from the immediate flood risk zone.

**Policy ESD7: Sustainable Drainage Systems (SuDS)**

- Concerned over the adequacy of infrastructure. The Plan may need to allocate more land to allow an expansion of SuDS to cope with increased intensity of rainfall events with climate change.

**Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment**

- Policy needs to be more flexible and recognise that viability is a key factor

**Policy ESD13: Local Landscape Protection and Enhancement**

- The Policy and supporting text needs to acknowledge that some landscapes will be more sensitive than others, and where specific development proposals come forward, a specific appraisal of the landscape character will need to be undertaken.
- Salt Way is not a 'key landform and landscape feature' of the District.
- Objects to the removal of reference to the Grade II\* Wroxton Abbey Park and the borrowed vistas up the Cherwell Valley from Rousham.

**Policy ESD14: Oxford Green Belt**

- The Green Belt is of national significance and a strategic priority.
- Changes to the development boundaries of settlement within the Green Belt should be given consideration through the Local Plan.
- A review of the Green Belt boundaries must not be left to any subsequent Area Action Plan or Neighbourhood Development Plan.
- Villages should be included in the Green Belt only if they contribute significantly to the openness of the Green Belt.
- Realigning the Green Belt to exclude Charlton-on-Otmoor's built village envelope would not detract from the openness of the Green Belt.
- There is no flexibility for smaller local communities to accommodate local development needs or address settlement issues through development, where supported by the local community.
- Supporting text does not report the outcome of the legal challenge.
- Support small scale local review of the Green Belt boundary in the vicinity of Langford Lane Kidlington and Begbroke Science Park.
- Objecting to small scale local review of the Green Belt boundary in the Kidlington and Begbroke area.
- Suggest labelling the sites as Kidlington 1a and 1b to avoid confusion.

- Begbroke Science Park has very different Green Belt characteristics to the land at Oxford Technology Park and has no obvious long term defensible boundary.
- Housing should be considered as part of the small scale local review of the Green Belt boundary.
- Clarification needed on phrase "exceptional circumstances".
- No reference to the forthcoming joint Oxfordshire SHMA update.
- Concerned that Yarnton and Begbroke appear to be unconstrained in their potential to impinge upon the Green Belt.
- The small scale local review of the Green Belt at Kidlington should consider associated housing needs.

#### **Policy ESD15: Green Boundaries to Growth**

- Support principle and reference to revised Green Buffers.
- The Council should base policy on up to date and relevant evidence base and objectively assessed.
- The Green Buffer around Launton should be extended to cover 200 - 300m the other sides of the railway lines to the North West and South West of the village.
- The proposed South East relief road would risk destroying the environment where the Green Buffer should be protecting.
- Green Buffers policy should be deleted since it gives rise to the establishment of "quasi" Green Belt areas.
- Green Buffer Policy is not supported by the NPPF.
- Clarification needed when referring to Para 157 of the NPPF.
- There is no need for Green Buffers as housing allocations restrict growth.
- Green buffers, duplicates the objectives of Policy ESD 13, which are designed to protect and enhance the character and appearance of the landscape around the urban fringe.
- The Bicester Green Buffer report by LDA directly conflicts with the draft Bicester Masterplan.
- Development at Banbury and Bicester should address the relationship with the open countryside.
- The Plan should indicate that proposals for the future growth of Banbury and Bicester beyond 2031, will be included in a review of the Local Plan – including the green boundaries to growth
- The Green Buffer will need to be tightly drawn around the final housing allocations north of Banbury.
- The separation between Banbury and Drayton Village needs to be maintained.
- Development at South West of Banbury can be sensitively laid out and designed to maintain Banbury's distinctive identity and setting.
- Caversfield is physically joined to Bicester and has visual functional and social relationship with the urban area of Bicester. The narrowest point is 250m wide which undermine its purpose.
- The Green Buffer at Caversfield should be removed.



- Coalescence has already occurred and Plan promotes further coalescence with Bicester 1 and 8 allocations
- Do not agree that sites on urban fringes of the towns have been discounted as locations for future development due to the designations of Green Buffers.
- Wording allows the Council to amend and change the boundaries to allow development.
- The Policy should be reworded to be more positive towards the creation of community woodland where this is appropriate in landscape and ecological term.
- The Plan does not offer sufficient flexibility to adapt to rapid change due to the increased tightly drawn Green Buffers.
- Why has the Green Buffers not been extended to include land west of Bicester 1, south of Bicester 2, east of Bicester 12 and southeast Bicester 11.
- Should only be applied in cases where the local authority is able to demonstrate a five year housing land supply.
- Explanation needed on the protection of important views.
- Concerned over the distance between Bankside development / Bankside Phase 2 and Adderbury. The proposed Green Buffer zone between the two areas should be maintained.
- The Green Buffers show extensive areas of land that are not between the settlement and surrounding villages, nor related to proposed new development.

Sites suggested to be removed from the Green Buffers at Banbury and Bicester:

- Land West of Warwick Road, Banbury
- Land to the south of Bodicote, (Cotefield Farm) Banbury
- Land at Salt Way, Banbury
- Land at South West of Bicester (between the A41 and the Wendlebury Road)
- Land owned by Power Park Limited, Banbury
- Land South of Broughton Road, Banbury

#### **Policy ESD16**

- The policy appears to give equal weight to designated and undesignated assets and makes no distinction between the significance of impacts inconsistent with advice in the NPPF
- The policy needs to recognise that design objectives have to be practical and deliverable in the context of the NPPF.
- Recommended re-wording re the use of Article 4 Directions at paragraph B.264.
- Consider removing the requirement for the preparation of a Design Codes on Strategic Sites.
- No definition or explanation for a 'strategic site'.

#### **Policy ESD17: The Oxford Canal**

- The policy should be expanded to cover the needs of boaters who need moorings, sanitary facilities, etc. Clarification needed for the inclusion of supporting ancillary facilities.

- Constraints such as topography and location need to be recognised. The policy needs to be flexible.
- The Policy should be amended to ensure that harm to the biodiversity value of the Oxford Canal is avoided.

### **Policy ESD18**

- Add wording on equestrians.
- Include reference to woodlands.
- A definition for Green Infrastructure is needed.
- No explanation as to how sites have been chosen for incorporation into Green Infrastructure and why others have not.

### **Bicester**

#### **Bicester Masterplan**

- Support the Bicester Masterplan that confirmed the need to attract over 20,000 new sustainable jobs at all skill levels over the next 20 years. Reliance on home working and self employment will not deliver either the number or types of employment opportunities required.
- There is no mention of the proposed Park and Ride at Bicester.

#### **Policy Bicester 1: North West Bicester Eco-Town**

- Support the identification of Bicester as an area of growth and NW Bicester as an Eco Town.
- Question the housing target for North West Bicester 1,793 dwellings to 2031, 3,207 dwellings after 2031. How was this calculated?
- Planning permission was granted in 2011 for the exemplar first phase but no work has been started.
- The Masterplan for NW Bicester should address the issues and link it with the Local Plan. There is currently a gap between the Local Plan and the town Masterplan.
- The rate of housing delivery for the site seems very conservative.
- Consistency needed on requirements for non-residential and residential.
- Object to the requirement to meet Level 5 of the Code for Sustainable Homes, PPS1 Supplement sets only Level 4.
- Question the change in the Code for Sustainable Homes from Level 6 to Level 5.
- The Policy should be amended to enable greater flexibility and certainty.
- Wording on BREEAM requirement could be revised to read as "non-residential dwellings to aspire to be BREEAM Excellent".
- The requirement for Building for Life Silver should be deleted as it is not a mandatory scoring system.
- The Environment Agency has published a guidance document on water cycle studies which should be referenced in the Policy.
- Clarification needed for the requirement of 40% of the site to be green open space.

- In order to avoid 'urban creep' within the masterplan there should be provision for a Green Buffer to the west and north west of Bicester extending as far as the M40.

### **Policy Bicester 2: Graven Hill**

- The Policy merely mentions B1, B2 and B8 which is unduly restrictive.
- The Policy should consider and encourage other uses included in the outline planning application (11/01494/OUT).
- The number of new jobs is questioned.
- The site cannot link to Bicester Business Park due to land ownership constraints and the physical barrier of railway embankment.
- MOD cannot control access over land outside its ownership.
- Location of the rail freight interchange will have a considerable impact on residential properties as the proposed route of the relief road no.3 passes Wendlebury and the vehicles using such a facility are large, noisy and polluting.
- A number of requirements should be deleted as they are either not necessary or there is no evidence to justify them.

### Related objections to the Bicester Movement Study:

- Ambrosden has been omitted from the Plan and Movement Study giving a false impression on the impact of the village.
- The chicken farm and 5 Wretchwick properties have all been designated as 'green buffer' on the Movement Study which is not the purpose of the Green Buffer.
- All 5 Wretchwick properties are Grade II listed but they do not appear as listed buildings on the Movement Study's maps.
- In the route maps the proposed route corridors 2C and 3C appear to pass through the Wretchwick Farm properties.
- An ecological survey should be required to determine the impact of the proposed routes on Merton.

### **Policy Bicester 3: South West Bicester Phase 2**

- Supports the removal of reference on employment requirements.
- The proposed housing should increase from approximately 650 to 700. This would reflect provision of extra care housing.
- The requirements for extra care provision and community self build should not put viability at risk.
- The removal of 'Two Forms of Entry' could marginalise Chesterton School.
- The reference to St Edburg's School is not appropriate for the policy as the primary school is not intending to locate to the Phase 2 site.
- The removal of the requirement for health provision is supported.
- Object to the requirement for a community facility.
- No evidence shown for a local centre to be provided at Phase 2.
- Consider removing the requirements for improved facilities for pedestrians and cyclists to cross the A41, provision of green infrastructure and protection of Whitelands Farm.

#### **Policy Bicester 4: Bicester Business Park**

- The Tesco store will make the site more viable and attractive as a potential location for businesses.
- Clarify the meaning of 'developments at risk of flooding'.

#### **Policy Bicester 5: Strengthening Bicester Town Centre**

- The extension of the Bicester town centre boundary should include Bicester Village and Bicester Town Railway Station.
- Further clarity required on the implementation and scale of the extension as this is unknown.
- Any town centre boundary extension should be approached with careful consideration and kept very tightly constrained to the boundaries of the existing centre.
- The increasing number of vacancies within the town centre is the primary reason for not considering the extension of the town centre boundary.
- The proposed new town park at Pingle Fields/Bicester Sports Association will be unsafe for users due to the busy road (Pingle Drive).
- No suggestions made for the replacement of playing pitches.
- Supports the Council's aspiration for additional playing fields and sports provision for Bicester.
- Supports the principle of relocating its existing facilities from Oxford Road (Pingle Fields) and proposes to concentrate its facilities on to the one site at Chesterton (Akeman Street).

#### **Bicester 7: Meeting the Need for Open Space, Sport and Recreation**

- Give some flexibility by stating that the rugby club and other sports uses should be located in or close to the town.

#### **Related objections to Stratton Audley Quarry**

- The site name should be extended to include Elm Farm Quarry as the site consists of two parts.
- Those limited numbers of organisations currently using the sites for a long period of time should remain the sole users".

#### **Bicester 10: Bicester Gateway**

- The reference to high technology industries does not go far enough to protect other, sequentially preferable sites identified for conventional B1 Business uses.
- Clarify the meaning of 'developments at risk of flooding'.

#### **Bicester 11: North East Bicester Business Park**

- Restricting the potential use to B1 uses will not remove the risk to the adjacent RAF Bicester a designated conservation area. Potential impact should be considered at the development management stage.
- The policy should include other uses such as B2 and or B8 and not be restricted to only B1 uses.

- A revised site boundary extended to the north and east is proposed.
- The policy needs to be more flexible.

#### **Bicester 12: East Bicester**

- Reference to the development area should be amended to "approximately" to align with the area proposed by the developer in an indicative site masterplan.
- The proposed extended site could accommodate approximately 800 dwellings during the plan period.
- Supports the proposed wording change however the wording may result in an equal split of the uses being required.
- Amend the wording to support uses within the B class of the use classes orders.
- Reference to 'Jobs created' should be deleted.
- No evidence to suggest 250 dwellings is appropriate at Bicester 12 or alternative sites have been considered. The SA does not consider the implications of this increase in housing number.
- Reduce the number of dwellings at Bicester 12 from 400 dwellings to 325 dwellings and allocating 75 dwellings to Skimmingdish Lane.
- The paragraph should also include the possible route at North West Bicester.
- Explanation needed for the 3 identified routes in the Bicester Movement Study.

#### **Related objections to the Proposed Relief Road (Route 3) at South East Bicester**

- Wendlebury should be referenced on relevant maps.
- Consider removing the proposed strategic relief roads at south east and east of Bicester.
- Routes have only been looked at from a solely Bicester Town perspective and has shown no thought to inhabitants of communities outside of Bicester.

#### **Route 3 cannot be carried forward for the following reasons:**

- It sits outside the proposed development area of Bicester;
- The route directly impacts upon the proposed Green Buffer zone;
- The route does not form a logical ring road around Bicester and is longer than necessary;
- It is too close to the Alchester Scheduled Ancient Monument;
- It will greatly increase the noise in Wendlebury and cause a decline in the air quality;
- Flooding is a major and continuous issue for Wendlebury;
- There will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid Junction 9;
- Wendlebury will effectively be boxed in by the M40, A41, railway and the new road and;
- Increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created;

## **Banbury**

### **Banbury 1: Banbury Canalside**

- Concerns that the site is cannot be relied on due to the multiple ownerships. There are over 40 separate freehold ownerships and many more leasehold interests. The only way to redevelop the site is by complex compulsory purchase.
- There are viability concerns.
- No reference made on how to relocate existing businesses, secure of donor sites and timescales.
- The reduction in the number of dwellings expected to be delivered at Canalside (1,050 to 950) will still fail to deliver the requisite amount of completions during the plan period.
- Change Canalside to a housing reserve area and remove the site from the housing trajectory.
- The requirement of affordable housing is inflexible and is likely to hinder residential development coming forward in the Canalside area.
- The CEMEX site should be included as part of the Banbury 1 site.
- The existing employment B uses should be kept as the site is in a very sustainable location where people could walk, cycle or use the public transport.

### **Banbury 2: Hardwick Farm, Southam Road (East and West)**

- Object to Banbury 2: East and West of Southam Road being allocated.
- No evidence to demonstrate that Banbury 2 is more sustainable than other sites such as Drayton, Warwick Road site.
- The eastern part of the site offers a poor living environment due to the close proximity to the M40 and employment.
- The defensible urban boundary will be lost which was carefully set in the 1996 adopted Local Plan and the Hanwell Fields Brief 1997 based on topographic considerations.
- East of Southam Road is defined by physical boundaries such as topography and any development will have an impact on landscape.
- The sites are physically separated from Hanwell Fields and by providing a school on site will lead to safety issues.
- Farmland will be lost and the expected housing numbers may not be delivered.
- The Policy needs to safeguard the setting of the Crematorium which is a sub-regional facility.
- Supports the allocation of Banbury 2 for residential development.
- Object to reduction in site capacity from 800 to 600 dwellings.
- Contributions to on-site community facilities and contributions to the community hall at Hanwell Fields is excessive and unreasonable.

### **Policy Banbury 3: West of Bretch Hill**

- Supports the deletion of the minimum density requirement and the reference to Policy BSC 4: Housing Mix.
- Reference on extra care housing could be removed as it is set out later in the policy.

- The proposed deletion of "Employment" is incorrect which will need reinstating.
- The inclusion of Thames Valley on-site Police drop in facility is questioned.
- Improvement should be made to existing surgeries rather than provision of a new surgery.
- There is no consideration of the additional traffic that will be generated by the new development West of Bretch Hill both the Bretch Hill and the Warwick Road/Stratford Road Junction.
- Development will impact the rural nature of the Sor Brook Valley, Drayton and North Newington Conservation Area, listed buildings including the Drayton Arch, light and sound pollution.
- Development will make North Newington feel like a satellite of Banbury, changing the character of the village.

#### **Policy Banbury 4: Bankside Phase 2**

- Support the removal of the amount of land that will be developed for employment.
- Concerned about Bankside Phase 2 due to coalescence to Adderbury.

#### **Policy Banbury 5: North of Hanwell Fields**

- Object to the principle of Banbury 5 North of Hanwell Fields being allocated. No evidence to demonstrate that Banbury 5 is more sustainable than other sites such as Drayton, Warwick Road site.
- The eastern part of the site offers a poor living environment due to the close proximity to the M40 and employment.
- The defensible urban boundary will be lost which was carefully set in the 1996 adopted Local Plan and the Hanwell Fields Brief 1997 based on topographic considerations.
- Development will erode the strategic physical gap of open countryside between the urban area and Hanwell village.
- Impacts on the landscape and light pollution.
- The sites are physically separated from Hanwell Fields.
- Farmland will be lost.
- No explanation for the increased in housing numbers.
- The landscape assessment and conclusion are also supported.
- Policy BSC 4 is too prescriptive.
- The policy needs greater flexibility.
- Mechanisms for delivery of community self-build extra care housing is questioned.
- A strategic education solution is needed. i.e. locations of schools and requirements for financial contributions
- Green Buffer policy should recognise differences between the two parts of the site.
- Reference should be made to the topography as at the higher parts of the allocations the impact on Hanwell will be more significant than at the lower sections.
- Further detail required in relation to any specific heritage assets.

#### **Strategic Development Banbury 6 - Employment Land West of M40**

- Support the proposed allocation.
- Should include reference to Filling Factory Scheduled Monument on the east side of the M40 and the associated archaeological remains of the filling factory on the west side of the motorway.

#### **Policy Banbury 7: Strengthening Banbury Town Centre**

- The paragraph needs redrafting to confirm the expansion of the town centre boundary as a commitment and not merely a proposal to 'explore' potential changes in associated DPDs.

#### **Policy Banbury 8: Land at Bolton Road**

- No reference has been made on an anchor foodstore at Bolton Road.
- Land at Bolton Road is not suitable to accommodate a supermarket. Such a use could be accommodated on the Kraft Employment Opportunity site.
- Clarification needed on definition of small scale A1.
- Object to the removal of the emphasis of the scheme being a retail led mixed use proposal with emphasis on anchor food store.
- Welcome the reference of the bingo hall however do not support the loss of Gala's existing unit on Bolton Road leasehold does not expire until 2023.
- The possible larger units on the Castle Street frontage is accepted however they should present a welcoming and attractive streetscape and an active frontage.
- The Local Plan should set the development policy requirements and not rely on a SPD.

#### **Policy Banbury 9: Spiceball Development Area**

- Policy should reference the potential foodstore provision on the Spiceball Development Area.
- The Local Plan should set the development policy requirements and not rely on a SPD.

#### **Policy Banbury 12: Land for the Relocation of Banbury United FC**

- Sport England will need to be involved in relocation of the football club.
- Alternative sites were proposed however there was no argument presented as to why these sites are not suitable. e.g. environmental issues such as traffic and pollution.
- The Plan should consider relocating the Banbury United FC to BAN14 which is currently being proposed as a Country Park.

### **Kidlington**

#### **Kidlington Masterplan**

- Clarify throughout the Plan the role of the Kidlington Framework Masterplan.
- The Kidlington Masterplan should be the opportunity for resetting a new Kidlington housing target based on a new review of local needs.
- It is not reasonable to suggest that needs originating in Kidlington should be met in Bicester or further afield.



- There is likely to be a need for more housing and the policies for the villages and rural areas should be more flexible in this respect.
- Clarification needed that open space and recreational use of land would be supported in suitable locations in the Green Belt areas adjacent to the built up centre.

#### **Kidlington Housing Target**

- The allocation of 50 dwellings at Kidlington is inadequate and is already exceeded by an existing sheltered accommodation proposal for 54 units within the village.

#### **Policy Kidlington 1: Accommodating High Value Employment Needs**

- Supports the small scale local review of the Green Belt at Kidlington and Begbroke Science Park. Employment growth potential offered by the airport, technology and science park should be maximised.
- Objecting to the identified small scale local review of the Green Belt boundary in the Kidlington and Begbroke area. Expansion of the Science Park will further diminish this space which is locally valued as a recreational and visual amenity as well as for traditional uses.
- Investment in high-tech industries at Langford Lane is supported.
- The Plan should be amended to positively plan to meet the strategic employment needs identified in the Employment Land Review and reflected in Policy Kidlington 1.
- The term "Framework" needs clarification in terms of adding statutory weight to planning applications and policy.
- New employment should not put pressure on housing.
- The exact boundary of the review is needed.
- Confirmation need that area of search defined in Plans is indicative.
- Langford Lane employment area and Oxford Airport should be encouraged to accommodate higher value employment uses
- Reference to Begbroke Science Park should be deleted.
- Supporting text should set the context and scope for airport expansion such that it is not unlimited. Uncontrolled expansion of the airport is undesirable.

#### **Related Omission site to Policy Kidlington 1.**

- The land owned by Blenheim Palace Estate which is located between Langford Lane and Begbroke Science Park.
- Merton College land, Begbroke
- Land to the rear of the A44 at Begbroke

#### **Related objections to omission site at Land at Webbs Way, Kidlington**

- Residents near Webbs Way have raised concerns regarding land rear of the properties at Webbs Way. The land is within the Green Belt.

### **Villages**

#### **Policy Villages 1: Village Categorisation**

- Greater flexibility is needed for Policy Villages 1.

- Villages in Category 'C' will be left to stagnate or decline as Village Policy 1 only provides for conversions.
- The categorisation of villages does not take into account thresholds and capacity constraints to services.
- The Plan needs to clearly set out a criteria for villages in terms of size, shape, facilities and character.
- Clarification is needed on the criteria informing the judgement on sustainability.
- A robust study is needed to assess the sustainability of villages.
- The infilling or minor development should be in line with the Neighbourhood Development Plan of a village.
- The housing density could be agreed through the NDP and DPD.
- The number of schools in Cherwell is not declining.
- The categorisation of villages based on sustainability considerations indicates that the development provided in these settlements will in turn support their service function.
- The provision of specialist accommodation for the elderly should be specified by a quantum or target to meet the growing needs of the elderly.
- Bloxham should be in higher category as it is one of the Districts most sustainable villages.
- Adderbury should not be in the group identified as there is a lack of services provided in the village.
- Hook Norton should be removed from the first group as planning permission has already been given for 40 dwellings therefore meeting the village's requirement.
- Deddington has absorbed many new houses in the past and suggest that allocations should be distributed evenly across the Plan period. Traffic issues, no jobs.
- Hook Norton, Bloxham and Chesterton should receive a high proportion of growth in order to take account of the sustainability of the settlements and opportunities at Bourne Lane, north of Milton Road and land to the north of Green Lane.
- Milcombe is a sustainable location with a good level of services and facilities and could accommodate a large share of the overall housing target.
- Adderbury has not received any significant growth in recent years.
- Charlton-on-Otmoor should be classified on its merits.
- Merton Parish Council would like to produce a Neighbourhood Plan.
- Deddington as a Category A village is supported.

### **Neighbourhood Planning**

- The Plan should acknowledge the rights of all communities to develop and adopt their own policy through Neighbourhood Plans, subject to it being 'in general conformity with the Development Plan', whether in urban or rural neighbourhoods.

### **Policy Villages 2: Distributing Growth Across the Rural Areas**

- The Plan should allocate more homes to rural areas to allow flexibility and not over relying on delivery rates at Banbury and Bicester.
- Concern at the lack of delivery from sites of 10 or more dwellings in rural areas from 2018/19.
- There is no provision for the objective assessment of 'local' housing need in the rural areas (on sites of 10 or more dwellings) over the remainder of the Plan period.
- It would be more appropriate to incorporate small sites and 'windfalls' and set a target for sites of 'up to 10 homes'.
- 'Local' housing need is not defined nor are any criteria specified.
- Consider including a maximum of 20 dwellings for sites in villages.
- The provision for increased infrastructure such as schools has not been adequately covered.
- A revised village grouping reflecting current planning permissions is more realistic.
- Infilling and conversions in Adderbury will be more suitable.
- A clear rationale needs to be set out for housing distribution to the villages. Consider reinstating paragraphs C.236 and C.237.
- CRAITLUS does not provide a logical methodology of how the various factors determine the appropriate categorisation of villages.
- It is unclear whether the allocation relates to the anticipated requirements of people who live and, if in employment, work in the locality, or whether it also includes workers who choose to sleep in a particular village but who commute to a place of work some distance away.
- An up to date housing needs assessment needed.
- The Plan should include a requirement for any planning proposal to be accompanied by a current housing needs assessment for the relevant village.
- The proposed rural allocations policy should be revised to take account of the proposed Rural Categorisation policy and its associated evidence base to ensure development is guided to the most sustainable villages.
- Housing allocation should be distributed equally across the villages within the group.
- The housing need of individual villages is unknown therefore there is no certainty over the groupings of villages and the distribution of growth.
- Object to the windfall allowance in rural areas as there is no compelling evidence for the figure of 980 dwellings which conflicts with the 2012 SHLAA.
- Concern that there is no limit on the size of the developments that can be built in the villages.
- Do not agree with the number of new homes allocated in the villages as they appear to be too low.
- Insufficient development proposed within settlements to support existing and new service provision.
- The categories in Policy Villages 1 and the groups in Policy Villages 2 do not translate.
- A call for sites is needed as the Council does not have an up to date assessment of all potential sites.
- The changes to the village groupings and distribution needs an explanation.

- There is no reference to specific issues and challenges faced in respect of the housing requirements of an ageing population within the villages.
- The provision of specialist accommodation for the elderly should be specified by a quantum or target to meet the growing needs of the elderly.
- The Plan should make some statements about consulting with Parish Councils that do not have a Neighbourhood Plan, or delaying applications where a Plan is in development.
- The final added sentence is ambiguous because it is not clear whether it applies to the whole of the Green Belt boundary within the district or just the two villages mentioned (Bletchington and Weston on the Green).
- Villages such as Deddington should be limited to a maximum size of 30-35 houses.
- More weight should be given to the need to preserve agricultural land for farming.

### **Policy Villages 3: Rural Exception Sites**

- There is no justification for applying the upper limit and a clarification is needed.

### **Policy Villages 5: Upper Heyford**

- Plan should identify the opportunity for Upper Heyford to accommodate further windfall and significant growth.

### **D: The Infrastructure Delivery Plan**

- The Infrastructure Delivery Plan must include provision for a northern ring road to serve the NW Bicester development, the Garden Quarter.
- The Plan does not consider the Sir John Harman Report "Viability Testing Local Plans".
- The Plan should recognise that developer contributions, including Community Infrastructure Levy.
- It would be inappropriate for levies on development in Banbury to fund the Bicester SE Relief Road.
- South East relief road should not be specifically mentioned as no decision has been made and there are 3 possible routes.
- The proposed wording fails to recognise that planning obligations can only be applied if it meets the three statutory tests set out in the CIL Regulation 122.
- The Plan should be mindful of the implications of viability both from specific policy requirements and the cumulative impact of all financial burdens placed on development to ensure that it does not adversely affect the ability to bring development forward viably.
- The Local Plan should ensure that planning obligations are properly referenced and in conformity with CIL Regulations and NPPF.
- Objects to the deletion of all references to the Banbury South to East Link Road.
- The Plan needs confirmation that a proportion of CIL money will be passed to Parish Councils.

## **E: Monitoring Delivery of the Local Plan**

- 5-year housing land supply should be linked to the early release of sites.

## **E2: Proposed Housing Trajectory**

- Support the Plan period extension up to 2031.
- Consider revising the Housing Trajectory to show the rural allocations being distributed evenly throughout the Plan period.
- The housing delivery between 2015 and 2019 seems unrealistic when over 1,200 units will be built per year. The average annual completions over the last 15 years is 577 and only once has the 1,000 dwelling mark been met in 2005/06.
- Concerned over the delivery rates at Bicester as over optimistic. The annual completion rates at Bicester since 1996 has not reached the expected numbers in the Housing Trajectory. The Plan should consider wider opportunities for growth.
- Support the accelerated trajectory for Land West of Bretch Hill.

## **Appendix 3: Evidence Base**

- Support the updating of the evidence base.
- Concerns regarding the SHMA and SHLAA and lack of consultation on these documents.
- There is no evidence to show that the Council has considered the impact on flooding from developments.

## **Appendix 5: Maps**

- The Bicester Green Buffer boundary should be extended beyond the two railway lines to extend the buffer around Launton.
- No evidence to support central green space within Bicester 12. The Map should be amended to include the green space designation around the scheduled ancient monument only.
- The site area of Bicester 12 could be increased to reflect full landownership and indicative masterplan.
- The proposed Green Buffer sites within the current MOD land ownership boundary, reducing developable land and should be redrawn.
- The Prodrive Site has been drafted as an "existing employment site" but the Plan ignores the planning permission that has been granted on this site for retail development.
- Site 12 within the Key should be labelled "Proposed Banbury United FC relocation".
- Amend the Key to read Indicative Location of Limited Green Belt Review.
- Worton Farms Ltd, Kidlington is incorrectly shown as existing green space.
- May's Builders Yard on the Moors, Kidlington is incorrectly shown as existing green space.
- Proposals Map for Kidlington should be amended to include a broader area of search to be reviewed in the Langford Lane area.
- Land off Webbs Way (Kidlington) should remain land designation as Green Belt.
- The extent of the site, Land at Holm Square is incorrectly drawn on the proposals map and should be changed to reflect S106 agreement.

### **New Policies / issues**

- Equestrian uses linked with public rights of way / tourism – Detailed criteria supplied.
- No reference made on the potential use of empty buildings or reference to the scale of the problem.
- There is no reference on garden land developments. There should be a clear endorsement of the need to prevent the loss of gardens.
- Future Burial need.
- A specific strategic policy should be included to address the impact of development on crime, referencing Secured by Design accreditation.
- Larger, well designed play areas to accommodate for all ages.
- New criteria based policy relating to the sustainability of villages.
- New policy that provides an alternative way to bring forward new housing development as an exception to the countryside and settlement boundary policies and to encourage residential development to come forward through neighbourhood plans.

### **Omission sites include:**

- Wykham Park Farm, Banbury - Mixed use strategic allocation
- Land south of Milton Road, Adderbury
- Land off Webbs Way, Kidlington
- Land adjacent to Oak Farm
- Land to the South of Bodicote (land within a Green Buffer)
- Land to the South of Banbury – circa 100 dwellings
- Thames water Land – Grimsbury Reservoir, Banbury.
- Land west of Water Eaton Lane, Gosford
- Land West of Warwick Road - circa 300 dwellings.
- Land to the South of Skimmerdish Lane - circa 60 dwellings
- Land at Gavray Drive - circa 500 dwellings
- Land rear of A44 at Begbroke
- Merton College land, Begbroke
- Land between Langford Lane and Begbroke Science Park, Begbroke
- Land south of Broughton Road
- South West of Bicester (Positioned between the A41 and the Wendlebury Road) – employment / hotel / leisure use (land within a Green Buffer)

### **Specific Consultees**

#### **English Heritage**

English Heritage generally supported a number of the proposed wording change however would like to see additional changes to strengthen the wording or add clarification in some areas.

An additional key site-specific design and place shaping principle was requested for Policy Banbury 6 in respect of Banbury No 9 Filling Factory Schedule Monument on the east side of the M40 and the associated archaeological remains of the filling factory on the west side of the motorway.

### **Environment Agency**

The Environment Agency note that although they previously found the plan unsound in their correspondence dated 10 October 2012, the comments provided were in the main, advisory points which have been considered and revised according to the LPA requirements. As such the Environment Agency now find the Cherwell Local Plan sound. Supports the proposed wording changes at Policies Bicester 1: North West Bicester Eco-town, Bicester 4: Bicester Business Park and Bicester 10: Bicester Gateway, Banbury 1: Canalside, Banbury 2 Hardwick Farm, Southam Road (East and West) and Banbury 9: Spiceball with only minor clarifications.

### **Highways Agency**

The Plan must consider impacts on Junctions 9, 10 and 11 of the M40 and the A34 with the A43. The Secretary of State for Transport is particularly concerned about the significance and the severity of the impact on its roads relating to traffic arising from new development. The Highways Agency is concerned that Cherwell District Council when producing a new plan should supply a credible and realistic transport evidence base to underpin its policies and accompanying land-use allocations. Where the potential impact of new proposals would be significant the Secretary of State for Transport needs to be shown that this impact can be mitigated to safeguard congestion and safety on the national network.

### **Natural England**

Natural England have reviewed the Proposed changes to the Cherwell Local Plan in the context of earlier responses (10 October 2012) focusing solely on matters we raised previously which we regarded made the plan unsound. Recommend that Policy ESD 10: Protecting and Enhancement of Biodiversity and the Natural Environment repeats the substance of NPPF paragraph 118 rather than references. Support changes to Policy ESD13. Natural England notes that there is no reference to light pollution other than in the context of the Hanwell Community Observatory. As such, it is unclear how the Plan is consistent with the NPPF and is unsound. Strategic Development Sites - Reference on species surveys is not sufficient. More evidence needed on the site allocations.

### **District, Town and Parish Councils**

#### **Aylesbury Vale District Council**

Discussions with Buckinghamshire County Council, Aylesbury Vale District Council, Oxfordshire County Council and Cherwell District Council are needed to discuss the proposed transport improvements at Bicester. Concerned over the capacity along the A41.

#### **Banbury Town Council**

Concerned with the proposed wording change in Policy Banbury 1: Banbury Canalside. More reference to the Banbury South to East Link Road is needed.

#### **Bicester Town Council**

A number of concerns raised: the deficiency in recreational open space remains unaddressed due to the accelerating need for recreational open space and green space

through the Plan period; The Plan does not address the future burial needs or make reference to provision; Insufficient land allocated for employment use in Bicester; The Plan does not consider the implications of garden land developments or in small green spaces.

### **Kidlington Parish Council**

Kidlington Parish Council does not agree with the housing numbers in the Plan therefore not supporting the allocation of 50 homes in the village. The Parish Council felt that the village could accommodate further homes and would like the Kidlington Framework Masterplan to reassess the local needs of the village. The Parish Council would also like housing to be considered as part of the small scale local review of the Green Belt, but also for the affordable housing threshold to be reduced from 10 to 3.

### **Oxford City Council**

Oxford City Council generally supported a number of the proposed wording change however would like to see additional changes to strengthen the wording or add clarification in some areas. Concerned over the significant emphasis given to the knowledge economy at Bicester as this will have an impact on Oxford's economy therefore a meeting was suggested by Oxford City Council.

### **Oxfordshire County Council**

The County Council have suggested a number of minor changes to the wording used in the Plan which helps with clarification. No specific reference should be made on the proposed relief road at South East Bicester. This should be replaced with "transport improvements at Banbury and Bicester". Community and social issues should be addressed across the whole of Banbury and not the identified wards.

### **Parish Councils**

A number of Parish Council have made comments on the Local Plan<sup>1</sup>.

**Housing:** The rate of housing delivery from the South East Plan was used in the Plan which is likely to lead to an overestimate of the need is questioned. The estimated housing delivery at northwest Bicester is also questioned. No reference on garden land developments

**Transport:** Reference on the southeast Bicester relief road is questioned. It was felt that consultation is needed as it is an important local issue and the likely impacts on Wendlebury village. The relief road is only an option and there has been no decision made yet therefore the Plan should make this clearer. Reference on the proposed park and ride at Bicester is needed. There were concerns over traffic caused by future developments. There was limited information on Community Infrastructure Levy therefore more information on this would be welcomed.

**Villages:** Categorisation of villages is questioned and clarification is needed when assessing sustainability of villages. It was suggested that the categorisation of villages should take account of current planning permissions. Development in villages should be more flexible and not limited to conversions only.

**Sites:** Bankside Phase 2 is objected as it is seen as coalescence of Adderbury and Banbury. Objections were also raised on Banbury 2 and Banbury 5. The Plan needs to make it clearer that the relocation of Banbury United FC has not been decided.

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<sup>1</sup> Adderbury Parish Council, Bloxham Parish Council, Bodicote Parish Council, Chesterton Parish Council, Deddington Parish Council, Drayton Parish Council, Gosford and Water Eaton Parish Council, Hanwell Parish Council, Launton Parish Council, Merton Parish Council, Middleton Stoney Parish Council and Wendlebury Parish Council.



Green Buffers: Generally the proposed Green Buffers were supported with the exception of Launton. Whilst other Green Buffers have increased, the Launton Green Buffer is the only one that has seen a reduction therefore Launton Parish Council would like the Green Buffer to be expended beyond either sides of the railway lines.

#### **South Oxfordshire District Council**

Reference to the forthcoming joint Oxfordshire Strategic Housing Market Assessment update is needed in the Plan.

#### **Vale of White Horse District Council**

Reference to the forthcoming joint Oxfordshire Strategic Housing Market Assessment update is needed in the Plan.

### **Action Groups / Protest Letters**

#### **Hanwell Fields Development Action Group, Hanwell**

- The Council has continued to use the housing requirements set in the South East Plan which equates to 670 houses/year (or 240 houses/year in Banbury). It is incorrect to rely on this as the demand has significantly decreased. For example, planning permission was previously given at Bankside1 but it has not yet been implemented.
- No evidence given on build numbers for numerous sites in Banbury.
- No consultation was held with local communities on the proposed allocations.
- Disagree with the housing numbers.
- A number of changes suggested throughout the Plan.

#### **South East Relief Road, Wendlebury – Approximately 70 representations**

- A number of proposed relief roads have been identified in the Bicester Movement Study which was commissioned by Oxfordshire County Council.
- One of the options was Route 3 which is a relief road at South East Bicester.
- Residents of Wendlebury are opposing Route 3 with a number of reasons which includes impacts upon the proposed Green Buffer zone, Ancient Monument, noise and air pollution, increased traffic in Wendlebury and increased risk of flooding.
- Residents would like the Council to reconsider Route 1B where the impact will be reduced.
- A standard representation was put together which residents all used therefore resulting in a larger number of representations.

#### **Green Buffer, Launton – Approximately 70 representations**

- The Green Buffer boundary has been reduced since the Proposed Submission Local Plan (Aug 2012) whilst other villages have seen an increase to the boundary. The current proposed Green Buffer is too small to meet its purpose to avoid development inappropriate locations and coalescence with neighbouring settlements.
- Coalescence of Launton and Bicester remains a concern.
- Local residents and Launton Parish Council would like the Green Buffer boundary returned to its original scale (PSLP 2012) or even extended. i.e. across the railway lines to the north and to the south.

- A standard representation was put together which residents all used therefore resulting in a larger number of representations.

#### **Land at Webbs Way, Kidlington – Approximately 10 representations**

- Residents near Webbs Way have raised concerns regarding land rear of the properties at Webbs Way. The land is within the Green Belt.
- Concern that land is in the flood plain.
- A representation made on behalf of Pye homes was received as part of the Proposed Submission Local Plan (Aug 2012) which had made reference to land at Webbs Way and suggested that the site could be removed from the Green Belt making it available for development.
- Representations received as part of the latest consultation were made in reference to the Pye Homes representation (Aug 2012).
- A standard representation was put together which residents all used therefore resulting in a number of representations.

#### **Village housing maximum, Deddington - Approximately 15 representations**

- Residents from villages are concerned that large inappropriate developments will take place which will impact the characteristic of the villages.
- Policy Villages 2 does not set a maximum figure for a development size therefore it has been suggested that a number should be identified to prevent over sized developments in villages.
- The Housing Trajectory indicates that there will not be any new developments (10 or more dwellings) in rural areas from 2018. This doesn't seem to be very realistic.
- Clarification needed for the categorisation of villages.
- Housing allocation in the rural areas should be increased.

## Section 3: Proposed Plan Changes

All representations have been considered and, where comments have been agreed with, consequential minor amendments to the Plan have been made. Other changes to the Plan are not the result of specific representations but have been made in the interests of accuracy and clarity. Some issues have been addressed through further work on the Council's evidence base rather than by changes to the Local Plan itself.

Final changes are being tested through the Sustainability Appraisal and Habitats Regulations Assessment processes. The changes will be 'tracked' in a final plan text and identified in a table of further changes. Following Submission of the Local Plan to the Secretary of State for Communities and Local Government, there will be a public Examination. This will provide an opportunity for remaining substantive concerns about the 'soundness' of the Plan to be tested and debated.

This section explains how the main issues have been addressed in making further proposed changes to the Local Plan. It does not seek to respond to individual representations in full. The summary of representations is set out in appendix 5 – D.

### HOW THE MAIN ISSUES HAVE BEEN ADDRESSED

#### Introduction

- Further changes to references to the South East Plan and the importance of the NPPF
- Explanation of the appropriateness of the housing growth proposed
- Additional references to the role of Kidlington and reference to the preparation of a Kidlington Framework Masterplan.

#### Duty to Cooperate

- Explanation of Duty to Cooperate and the cooperation that has occurred with other authorities and stakeholders in preparing the Plan. Explanation of how this has helped shape the Plan. Cross reference to the compliance statement being prepared.
- Meetings held with Oxford City Council and Aylesbury District Council to discuss representations. Clarity in the Plan that it does not specifically propose a relief road and that the County Council is considering future options for its Local Transport Plan.
- Reference in the Plan to preparation of a new County wide SHMA and the cooperation agreement between the District Councils.

#### Strategy for Development in Cherwell

- Policy PSD1: Presumption in favour of sustainable development revised - The policy is consistent with the NPPF.

## Theme One – Policies for Developing a Sustainable Local Economy

- Change para B.33 to clarify the location of any small scale employment growth at Kidlington.
- Change para B.41 to clarify the sites identified in the Employment Trajectory cover 155 hectares.
- Change para B.44 to clarify that the new allocated employment sites in Banbury and Bicester along with existing employment sites are considered to ensure a sufficient employment land supply.
- Policy SLE1 allows for a mix of employment uses to be provided.
- The Local Plan encourages the use and protection of existing employment sites.
- The District Council has met with the City Council and the aims of the two Council's regarding employment development are not incompatible.
- Rephrase Policy SLE1 as a consequence of changes to Regulations.
- Re-locate the criteria of Policy SLE1 to form text under the Policy requirements.
- The Plan allows for development in the rural areas.
- Rephrase para B.53 to clarify that development will be focused in the town centres following the sequential approach relating to the location of town centre uses.
- Add a sentence to para B.54 to clarify that the Council will support the evening economy in appropriate locations.
- Change Policy SLE2 to cross refer to other policies to ensure that applications will be considered in accordance with location specific policies.
- Policy SLE2 follows the requirements of the NPPF.
- Change para B.69 to further clarify that there are a number of Options for highway improvements at Bicester.
- Change para B.69 to clarify that there will also be improvements to the Windsor Street/Upper Cherwell Street Corridor.
- Re-phrase the final sentence of para B.69 to set out that the environmental impact of the proposals including the impact on the purposes of the green buffer policy will need to be taken into account.
- Update paragraph B.71 to set out the aims of County Council Oxfordshire Transport Plan 2011 to 2030.
- Change paragraph B.72 to explain that the Movement Strategies will inform the Banbury and Bicester Masterplans.
- Clarify in Policy SLE4 that transport Improvements at Banbury and Bicester will be in accordance with the County Council's Local Transport Plan and Movement Studies.
- Delete reference to a South East Link road as there are other options
- Change Policy SLE4 to delete reference to Evergreen 3 as this is covered by the 'East-West rail' reference and other references.
- Add reference to the improvements to M40 junctions to Policy SLE4 to show these are key proposals.
- Reference to a Banbury Inner Relief Road was removed from the Plan but land has been identified if this is required in the future (see Banbury 6).
- The Plan has been produced in conjunction with the Highway Authority and further consultation will take place with the Highways Agency before submission.

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## Theme Two – Policies for Building Sustainable Communities

- Added explanation on the general consistency between former South East Plan requirements, 2008 and 2011 household projections and the appropriateness of the proposed level of housing growth
- Added reference to the new Countywide SHMA which will consider latest demographic information. Reference to the cooperation agreement between the District Councils to consider the results of the SHMA.
- Proposed distribution strategy is considered to be appropriate in light of the growth needs of Bicester, the role of Banbury and to ensure a sustainable approach to development in rural areas, particularly in the context of recent high levels of development. No change.
- The District's 5 year land supply position has improved significantly and there is contingency in the North West Bicester Eco-Town. No change.
- Highway requirements at Bicester seeks to address the needs of the County Council as Highway Authority – no change
- Further updating to more consistently reflect South East Plan revocation
- Windfall allowance is evidence based (SHLAA) and realistic – no change
- In addition to a rural housing allocation the Plan seeks to encourage rural exception sites, allowing for a potential market element where required for viability reasons. No overall change but some additional references to the potential of rural exception sites added. Change to the plan to also demonstrate commitment to supporting Parish Councils on Neighbourhood Plans
- Policy BSC2 considered to be appropriate and justifiable. No overall change but reference added to lower density development where there are justifiable planning reasons. The % of homes on previously developed land is broadly in line with the housing trajectory. No change
- Policy BSC3 considered to be viable based on two viability reports and record of delivery. The policy also provides sufficient flexibility. There is a need to strike a balance at Kidlington between the delivery of affordable housing and the need to optimise the potential for housing more generally in the context of Green Belt constraints. No overall change. A plan-wide viability assessment is also being prepared
- The Policy BSC4 seeks to balance housing needs with market demand and delivery. No overall change to this approach. Clarification on the Council's definition of a strategic housing site (400 homes) added. Extra care element of the policy has been informed by both housing needs and viability considerations. Some additional flexibility now added for other forms of housing for older people in circumstances where extra care housing would not be desirable. Reference to other specialist housing needs also added.
- BSC7 – Education. The Plan makes provision to meet the Education Authority's requirements. The final IDP will be able to reflect on further work by the County Council on its education strategies.
- References to the possible need for viability assessments added to Policies BSC10 and BSC11. Policy requirements are based on latest available evidence and will be updated in subsequent DPDs if required.

### **Theme Three – Ensuring Sustainable Development**

- Further work has been carried out on viability of the policies in the Plan
- Policies ESD1- ESD5: The particular circumstances of the district as set out in the Local Plan evidence base is considered to justify the requirements sought in Policies ESD1-5

- Whilst the government has recently published proposals concerning housing standards and the use of allowable solutions in achieving zero-carbon homes the proposals are at the consultation stage only and will take some time to implement. Some changes have been made to increase the flexibility of the policies (set out below) and the lower text indicates that regular review will be required.
- The requirement for an energy statement to be submitted was a recommendation of the Sustainable Construction and Renewable Energy Study and enables the applicant to demonstrate how the requirements of the sustainable construction/renewable energy policies have been addressed. The thresholds are consistent with the Council's definition of strategic sites
- No minimum size requirement is specified for non-residential development below which BREEAM is not required, as available evidence indicates the additional costs involved are minimal and setting a threshold could limit the number of developments seeking to achieve the standard.
- Re-word the second paragraph of Policy ESD1 for clarification
- At Para B.185 add that it will not always be cost effective or technically feasible to meet the zero carbon standard through on site measures and the government is therefore proposing that the zero carbon standard could be achieved by mitigating the remaining emissions off-site through the use of allowable solutions.
- Policy ESD3: Sustainable Construction: Insert new paragraph at the end of Policy ESD3 regarding the production of a viability assessment.
- Include a definition of embodied energy in buildings in the Glossary.
- Policy ESD4: Decentralised Energy Systems: The Council's Renewable Energy and Sustainable Construction Study indicated that District Heating and Combined Heat and Power were particularly important in delivering renewable and low carbon energy in the district, with the inclusion of a policy being a specific recommendation of the study. No change required.
- At Policy ESD4 add that an alternative solution to a decentralised system could be provided.
- Policy ESD5: Renewable Energy: At Paragraph B.195 - Reference to new "Planning practice guidance for renewable and low carbon energy: July 2013."
- The final paragraph of ESD5 should read 'Where feasibility assessments demonstrate that on site renewable energy provision is deliverable and viable, this will be required as part of the development unless an alternative solution would deliver the same or increased benefit. This may include consideration of 'allowable solutions' as Government Policy evolves.
- Policies ESD 6: Sustainable Flood Risk Management and ESD 7: Sustainable Drainage Systems: The Plan and accompanying Strategic flood Risk Assessments contain advice and guidance on flood risk assessments and use of SUDS. No further change considered necessary to ESD 6 and ESD 7.
- Protection and Enhancement of Biodiversity and the Natural Environment: The Landscape Sensitivity and Capacity Assessments incorporate ecological assessments for each of the strategic sites. In addition site promoters have undertaken ecological surveys
- Policy ESD 12: Cotswolds Area of Outstanding Natural Beauty: At Para B.224 add reference to Addendum to the HRA
- Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment, re-word reference to conserve and enhance biodiversity to reflect paragraph 118 of the NPPF
- At Paragraph B.244 update reference to new Cotswold AONB Management Plan.
- Policy ESD 13: Local Landscape Protection and enhancement: Paragraph B.249 has been amended to reflect the findings of the landscape evidence base documents. This paragraph lists key landform and landscape features of value around Banbury and Bicester, but not the district as a whole.

- At Para ESD13 Add “and be accompanied by a landscape assessment where appropriate” to the end of the last paragraph of the Policy. This will provide recognition to the fact that some landscapes will be more sensitive to development than others.
- Policy ESD 14: The Oxford Green Belt: Green Belt boundaries should only be reviewed in exceptional circumstances. The Council's housing requirements and development strategy can be achieved without the need for strategic review of the Green Belt.
- The Council does not consider that exceptional circumstances exist at the present time to justify a small scale local review to meet local housing needs. Kidlington's housing needs are being examined in more detail as part of the Kidlington Masterplan Framework. Policies allow for small scale affordable housing schemes in Green Belt villages.
- It is considered appropriate for the Local Plan to indicate the need for small scale local Green Belt review to meet employment need, but the review of the boundary itself is a detailed matter more appropriately undertaken as part of the Development Management DPD.
- At para B.255 amend the reference to the legal challenge to the South East Plan
- Amend paragraph B.256 to highlight that housing needs in Kidlington will be examined in more detail in the Neighbourhood Plan and to include a cross reference to Begbroke Science Park .
- Policy 15: Green Boundaries to Growth: Policy ESD15 is not intended to establish “qual” Green belt areas; it is intended to complement Policy ESD13. Policy ESD 13 is a district wide policy whereas Policy ESD15 applies to development proposals adjacent to Banbury and Bicester and defines the areas of land which are particularly important to the identity and setting of the two towns and neighbouring villages, preventing coalescence and protecting the gaps between them.
- Representations concerning the landscape evidence base studies, including the inclusion of sites in the green buffers, have been re- examined by the Council's consultants and where considered justified amendments have been made. The consultants have identified the potential for small changes to be made to the Launton Green Buffer and the Bodicote Green Buffer (see below).
- At Paragraph B.260a & 261, insert clarification of application of Policy ESD15: Green Boundaries to Growth in respect of essential infrastructure and woodland planting.
- Policy ESD16: The Character of the Built and Historic Environment, add reference in paragraph B.264 to the use of Article 4 Directions to maintain the character of our historic villages and towns.
- Policy ESD16: add reference to light pollution, secured by design accreditation and use of design codes.
- The policy indicates that the impact of development proposals on designated and non designated assets will be assessed in accordance with advice in the NPPF including the significance of the asset as set out in the NPPF. No further change considered necessary in this regard.
- At Policy ESD 17: The Oxford Canal: add reference in paragraph B.274 to boater's facilities. Add reference in the policy to the biodiversity value of the canal corridor being protected.
- Policy ESD 18: Green Infrastructure: Insert reference to woodlands in the definition of green infrastructure in paragraph B.275.
- At paragraph B.278 add reference to the County Council responsibility for public rights of way and include reference to provision for horse riders

## Bicester

### *General*

- Changes to the Plan to reference possible highway capacity improvements to peripheral routes. Added clarity that the Plan does not include a specific proposal for a relief road. The County Council is testing options and will pursue improvements through its Local Transport Plan. Reference added to the need to consider the impacts on nearby villages.
- Strategic site identification considered to be appropriate in meeting the needs of the town, delivering on eco-objectives, delivering employment land to reduce reliance on out-commuting and to diversify the economic base of the town, making effective use of previously developed land, building sustainable communities and protecting the identity of nearby settlements. Non-strategic development sites will be considered through the Local Neighbourhoods DPD
- The identification of the Green Buffers is based on landscape evidence. Upon reviewing the representations, only a potential small change to the north of Launton village is being identified by the consultants.

### *Sites*

- Bicester 1: The housing trajectory builds in cautious expectations about the rate of delivery in view of the size and complexity of the eco-town project. It does not preclude earlier or accelerated delivery. No overall change
- Bicester 1: In addition to viability work being undertaken for the project, a Plan wide viability assessment is modelling a policy compliant Code 5 assumption. No change
- Bicester 1: Some changes to Policy detail made to address individual comments including cross reference to EA guidance on water cycle studies, further clarity on Code requirements, referencing to Building for Life and on green space standards.
- Bicester 2: Removed reference to the relief road as the County Council is testing options for its Local Transport Plan but retaining the potential for a road to be accommodated in the future if required.
- Change Bicester 3 to delete reference to improved facilities for pedestrians and cyclists to cross the A41.
- Bicester 4: Added clarification on the flooding sequential test
- Bicester 5: Amendments to clarify the approach of this policy in the interest of protecting the existing town centre while providing the opportunity to review the town centre boundary. The policy makes clear that only A1 and A3 uses will be permitted at ground floor in the primary shopping frontage
- Bicester 7: Added reference to alternative name for Elm Farm Quarry
- Bicester 11: No overall change due to the site's sensitive location
- Bicester 12: No increase in housing numbers due to the constraints of the site. Corrected job numbers to reflect the current site boundary.
- Bicester 12: Added clarification that a safeguarding area is required for the Wretchwick Deserted Medieval Settlement.

## **Banbury**

### *General*

- Strategic site identification considered to be appropriate in meeting the needs of the town, delivering on regeneration / renewal objectives, protecting the historic



landscape setting of the market town, making effective use of previously developed land, improving the town centre, building sustainable communities and protecting the identity of nearby settlements. Non-strategic development sites will be considered through the Local Neighbourhoods DPD

- The identification of the Green Buffers is based on landscape evidence. Upon reviewing the representations, only a potential small change to the south of Bodicote is being identified by the consultants. Amend paragraph C.104 to more accurately reflect constraints to development

#### *Sites*

- Banbury 1 – site specific viability work and plan-wide viability work is being undertaken. The site is not expected to be delivered in the short-term but is fundamental to achieving regeneration and renewal. Completion of the SPD and the preparation of an Action Plan provide scope to provide for some flexibility in implementation / delivery. The 'Cemex' site is a remaining part of another completed regeneration site (former Cattle Market) and identified for development in the Non-Statutory Local Plan. It will be reviewed through the Local Neighbourhoods DPD. No specific need for a relief road has been identified but this will be considered further by the County Council in reviewing the LTP. No overall change.
- Banbury 2 – the lowering of the number of dwellings takes into account landscape evidence. Site requirements take into account the site's location and its relationship with development at Hanwell Fields as well as the requirements of service providers. No overall change but reference to a 'youth wing' removed as flexible use of the community hall is desirable.
- At Banbury 3 – minor changes reflecting comments made regarding the requirements for Thames Valley Police and the settings of historic assets. Correction to allow re-insertion of a requirement for some small scale enterprise space (should not have been removed). The reference to health requirements provides some flexibility. No objection from the County Council as Highways Authority.
- Banbury 4 – clarity that specific employment requirements are not identified other than by way of a local centre
- Banbury 5 – correction to housing numbers in supporting text
- Banbury 6 - added reference to the Banbury No 9 Filling Factory Scheduled monument on the east side of the M40
- Banbury 7 - Amendments to clarify the approach of this policy in the interest of protecting the existing town centre while providing for an extension onto the Spiceball site and a review of the town centre boundary in the northern area of the Canalside site. Now states that A1 will not be permitted in the Town Centre Commercial Area and that only A1 and A3 uses will be permitted at ground floor in the Primary Shopping Frontage.
- Banbury 8 – retention of a flexible approach to town centre uses on the site. A change from a supermarket to 'food retailing' in the supporting text to reflect this and previous changes in March 2013.
- Banbury 9 – deletion of 'small-scale' to reflect the opportunities of this larger site
- At Banbury 12: Land for the relocation of Banbury United FC - Inserted "Sport England will be consulted on the proposed relocation" The site is well located adjacent to the existing Rugby Club
- Banbury 14 - Insert reference to the Grade 2 listed lock and Lock Cottage in paragraph C.182 in response to representation from English Heritage

## Kidlington

- The Local Plan's housing requirements and development strategy can be achieved without the need for a strategic review of the Green Belt in the district. At the current time it is neither considered that the 'exceptional circumstances' required by government policy exist to justify a small scale local review of the Green Belt to meet local housing needs.
- The housing numbers for Kidlington are not a ceiling on development within the built-up limits. Plan changes include references to assessing local needs at Kidlington through the on-going Kidlington Framework Masterplan and using this work to inform the Local Neighbourhoods DPD or a future Neighbourhood Plan. Non-strategic sites will be considered through the Local Neighbourhoods DPD.
- The plan changes reflect further Kidlington's economic role and the Council's approach allows for a limited Green Belt Review for employment uses in two areas based on an identified need. This is explained further in the Local Plan.
- A new paragraph is added concerning the needs of Begbroke Science Park
- At Policy Kidlington 1: Accommodating High Value Employment Needs, clarification is added on the two separate areas of search for London Oxford Airport / Langford Lane & Begbroke Science Park. Kidlington has potential to establish a 'high-tech' cluster but a careful Green Belt boundary review will be needed to protect the long term integrity of the Green Belt whilst meeting these employment opportunities
- The Plan does not prevent appropriate recreational use within the Green Belt
- The Plan does not allow for uncontrolled expansion of the airport but does recognise its growing role.

## Villages

- The rural areas have recently experienced a comparatively high level of development. The Plan seeks to ensure a sustainable level of growth in the rural areas while retaining an emphasis on growth at Bicester to meet the town's needs.
- The Council's approach to categorisation and the distribution of growth within the rural areas is considered to be robust. Categorisation (Villages 1) is based on reviewing the sustainability of villages using a set of criteria, assessing the transport sustainability of the rural areas and by considering the relationships between villages (clustering). Housing distribution (Villages 2) also takes into account recent planning permissions and potential land availability.
- The Plan changes clarify that not all services and facilities are declining.
- The Plan changes include reference to the potential of Neighbourhood Planning which together with Rural Exception Site policy (Villages 3) provide further opportunities to meet local needs.
- Clarify of the role of Neighbourhood Planning. Neighbourhood planning and rural exception site policy will provide further opportunities
- Policy BSC 4 (Housing Mix) addresses the needs of older people
- The policy approach to Green Belt villages is clarified
- Reference is added to Policy Villages 4 to open space deficiencies being met where possible

- The Plan reflects the approved proposals for Former RAF Upper Heyford which have not yet been implemented. Bicester and Banbury are more sustainable locations for further growth.
- A limit on the size of sites in at villages would not be appropriate in a strategic plan
- The housing market needs to be able to function within a planning framework and cannot be restricted to meeting particular local needs
- The windfall allowance is evidence based (SHLAA)
- The Council's SHLAA identifies site opportunities
- Market housing on rural exception sites needs to be a subsidiary component in meeting local affordable housing needs
- The plan changes include a reference to the importance of food production in rural areas

### **The Infrastructure Delivery Plan**

- In order to avoid pre-empting the outcome of the Movement Studies and the Local Transport Plan as requested by the County Council the Plan makes reference to the potential for highway improvements including those on peripheral roads.
- A Plan wide viability assessment is being undertaken
- Additional references to the possibility of Policy specific viability testing have been added
- Work on developer contributions/Cil will be undertaken separately from, but informed by the Local Plan.
- The IDP within the Plan has been reviewed pending completion of a fuller, separate IDP which is being prepared
- Amended Paragraph D.14 to reflect clarification of Local Transport Plan priorities requested by the County Council by inserting "promoting sustainable travel" into the first sentence of the paragraph.
- Table 13: Amended table to reflect latest position on delivery of park and ride, delete reference to Policy Bicester 3, and add cross reference to the securing Section 106 agreement.

### **Monitoring and Housing Trajectory**

- A monitoring framework is to be prepared
- The 5 year supply is reviewed on a regular basis principally on the AMR process
- The Housing Trajectory seeks to provide a realistic estimate of the delivery of sites. It does not preclude early delivery.
- The projected high level of delivery in the medium term reflects the concurrent development of major sites and recent under delivery

### Appendix 3: Evidence Base

- The Council has completed Level 1 and Level 2 SFRA's and these have informed the sustainability appraisal, policies in the Plan and the sequential test.
- A draft SHLAA was made available during the consultation period on proposed changes. This is now being finalised in the light of comments.
- Supplemental work to 2007 SHMA was published in December 2012. A new County SHMA has now been commissioned and the District Council's have a co-operation agreement to consider the results in due course.

### Appendix 5: Maps

#### 5.2 Policies Map: Bicester

- Green Buffers- Bicester: The identification of the Green Buffers is based on landscape evidence. Upon reviewing the representations, only a potential small change to the north of Launton village is being identified by the consultants
- Bicester 12: Remove the central green space designation to be consistent with the approach taken on other strategic sites and amend to show an Indicative Safeguarding Area for Wretchwick Medieval Settlement.
- The site boundary of Bicester 12 remains unchanged due to constraints in the area.
- Holm Square Bicester is shown as existing green space to reflect its use at the time the existing open space layers were updated in 2011. If the Section 106 is implemented resulting in essential community facilities being provided this will be reflected when the existing green space layers are updated. No change required.

#### 5.3 Policies Map: Banbury

- The Prodrive site at Banbury was granted planning permission for retail development but the permission is not reflected on the policies map as it is the subject of a legal challenge.
- Amend the key to read "Proposed Banbury United Football Club relocation"

#### 5.4 Policies Map: Kidlington

- Amend the Key to read Indicative Location of Limited Green Belt Review but retain the indicative boundary as this shows the approximate focus of the Green Belt boundary review to be undertaken as part of the Development Management DPD.
- The representation regarding Worton Farms Kidlington refers to an area of land currently used for allotments. The existing green space designation merely reflects the use of the site and is therefore correctly shown.
- The existing green space layer has been amended to exclude an area of land off the Moors Kidlington as it forms part of a builder's yard and was incorrectly shown.
- The land off Webbs Way Kidlington referred to in the representations is located in the Green Belt. No change required.

#### Bicester 5: Strengthening Bicester Town Centre

- Primary shopping frontage to be added to the Inset map for Bicester to reflect that shown in the Non Statutory Cherwell Local Plan 2011.

#### Banbury 7: Strengthening Banbury Town Centre

- Primary shopping frontage to be added to the Inset map for Banbury to reflect that shown in the Non Statutory Cherwell Local Plan 2011.

- Amend town centre boundary to show extended town centre shopping area and town centre commercial area, and town centre area of search boundary.

### **New Policies/Issues**

- Equestrian use: The policy wording supplied relates to a policy in the West Berkshire Local Plan on the equestrian/racehorse industry; an area where the race horse industry is of particular importance to the economy. This is not a strategic issue in Cherwell district. Consideration can be given to the need for a criteria based policy on horses/equestrian use in the preparation of the Development Management DPD.
- The potential need for policies on the re-use of empty buildings and development of garden land and crime is more appropriate for consideration in the preparation of the Development Management DPD.
- The existing open space policy BSC 11 allows for larger combined areas of play for all ages where this is appropriate. An additional new policy is not therefore required.
- The Council's approach to categorisation and the distribution of growth within the rural areas is considered to be robust. Categorisation (Villages 1) is based on reviewing the sustainability of villages using a set of criteria, assessing the transport sustainability of the rural areas and by considering the relationships between villages (clustering). Housing distribution (Villages 2) also takes into account recent planning permissions and potential land availability. A criteria based policy relating to the sustainability of villages is therefore considered unnecessary.
- Policy Villages 3 allows for rural exception sites.

## Section 4: Sustainability Appraisal – Update

The Strategic Environmental Assessment (SEA) Directive requires responses to consultation to be taken into account during the preparation of the plan or programme and before its adoption or submission to a legislative procedure. Consultation on the Sustainability Appraisal took place alongside the Local Plan between 28 March 2013 – 23 May 2013. The consultation was originally advertised as 28 March 2013 to 9 May 2013 before being extended.

CDC received specific responses to the SA from 11 individuals and organisations. .

### ***Organisations responding***

- Hanwell Fields Development Action Group
- Launton Parish Council
- Hives Planning on behalf of Oxford Diocesan Board of Finance (ODBF) and the trustees of the Adderbury and Milton Feoffee Charity
- Bloombridge Hill Street Holdings Limited
- David Lock Associates on behalf of Gallagher Estates Ltd
- Rapleys LLP on behalf of Pandora Ltd
- Boyer Planning on behalf of Wates Developments and Redrow Homes
- Drayton Parish Council

### ***Individuals responding***

- Mr D Sullivan
- Mrs J Burrett
- Mr G Baldwin

The main comments relate to the following issues:

### ***Methodology***

- Query the scoring method and items listed for the analysis for each site
- Not possible to benchmark proposed sites against approved sites

### ***Evidence based used in the SA***

- Study the 2013 work has been a post-hoc justification of policies and text that previously had minimal evidence-based support
- Green Buffer policy and extent were given post-hoc justification only in January 2013
- Flood risk evidence around Wendlebury

### ***Assessment***

- Query discrepancies between the findings of the SA and the Green Buffer report regarding Launton
- Distinction between minor and major negative effects of proposals/sites.

- Query the similar level of presumption against development for valuable assets, such as the AONB, Green Belt and designated heritage assets, as for assets of only local value, notably Salt Way and its setting.
- Lack of assessment of Policy ESD 15: Green Boundaries to Growth
- Query that landscape constraints limit development at Banbury to the extent claimed by the Council and the SA
- Query the account of the sustainability credentials of the options for strategic development at Banbury and whether proposals within the PSLPC represent the most appropriate strategy when considered against the reasonable alternatives.
- Sustainability Assessment has been undertaken fully and correctly, but we suggest that the findings should be presented in a slightly different way in order to distinguish the future role of Kidlington. SA should have differentiated between the two 'Kidlington 1' areas identified to be subject to a Green Belt review.
- Increase in dwelling capacity from 150 to 400 for South East Bicester not fully reflected in the SA
- Inconsistency in the assessment of the sites in Banbury in terms of the impacts identified relative to each of the housing sites.

### **Infrastructure**

- Plan is not sustainable without the required transport infrastructure
- Effect of "possible strategic Bicester Relief Road" on Wendlebury including additional flood risk
- Effect of "possible strategic Bicester Relief Road" on Wretchwick farm Grade II listed properties
- Effect of increased development in Bicester on sewage treatment for surrounding communities

### **Note:**

*A number of errors and inaccuracies and potential areas of improvement were also identified in the Sustainability Appraisal following publication. These comprised:*

- *misplaced site information in site summaries (Appendix B)*
- *inconsistency in referencing*
- *the need more consistency in 'scoring' policies against objectives*
- *reflecting mitigation requirements more accurately in the main SA report*
- *the need for the SA to give further regard to mitigation measures already proposed in Plan*
- *improving readability by including a clearer comparative assessment of sites*

### **How is the Final Submission Sustainability Report addressing these issues?**

The Final Submission SA is responding to the March 2013 representations by:

- incorporating a clearer assessment of sites proposed and rejected to be assessed as potential sites for development rather than policy assessments. This will help understanding of the comparative assessment of sites and their benchmarking. It will also further help understanding the reasonable alternatives which informed the LP strategy.
- The Final Submission SA is updated having regard to the latest available evidence (having taken representations into account) and the constraints, opportunities identified within it. This includes topographical and any other constraints in Banbury and elsewhere.

- Response to representations not reported in the earlier stage now incorporated;
- Policy ESD 15 was assessed in the March 2013 SA together with the rest of the Ensuring Sustainable Development Policies in Table B6 of Appendix B and reported in Table 8.1 of the main March 2013 SA report which summarises the results of the SA process;
- SA methodology using colour coding and indicating the significance of the effect is considered a well established method to assess the effect of policies and has not been changed;
- The Final Submission SA now reflects the intention that all 400 dwellings at South East Bicester will be developed by 2031 (and not 150 as anticipated in August 2012);
- Policy Kidlington 1 indicated two areas for small scale Green Belt review as part of the Proposed Changes Local Plan, these are now clearly labelled. The Final Submission SA screens this clarification change to the Plan moving to Submission stage.
- Transport infrastructure commitments are reflected within the County Council Local Transport Plan. The County Council are in the process of reviewing their LTP and the Movement Strategies for Bicester and Banbury are part of the evidence to support this review and conclude commitments for infrastructure to support CDC's Local Plan. The County Council are also considering a number of options to increase transport capacity in Bicester and Banbury as part of the LTP process. The potential implication of different options including the effect on existing settlements and historic assets will be considered. The SA reflects this position.
- Site policies indicate site infrastructure needs as known at the time of writing including utilities. The SA assesses the policies in their entirety but in some instances assessment depends on the implementation of proposals which is picked up during the development management process when planning applications are received.
- The Sustainability Appraisal assesses BSC1 which addresses housing growth distribution. Directions of growth were explored in 2008 as part of Options for Growth consultation and subject to formal sustainability appraisal in 2010 before the Council proceeded to its preferred strategy.
- The Sustainability Appraisal assesses the policies taken forward in the Local Plan including the mitigation and requirements inbuilt within them. This includes transport infrastructure requirements required to deliver the Plan identified in liaison with the County Council as Highways Authority. The SA scoring is appropriate it is an assessment of the policies and not the means by which policies will be implemented.
- The Green Buffer Report published in March 2013 was at Final Draft stage. Amendments to the report are being carried out following the review of March 2013 consultation responses.



Appendix A  
Representation Form & Guidance Note



# CHERWELL LOCAL PLAN

## Changes to the Cherwell Local Plan Proposed Submission (2013)

### Guide to making representations

#### Introduction

On 29<sup>th</sup> August 2012, the Council published for consultation the Local Plan and Proposals Maps which proposed to submit to the Secretary of State of Communities and Local Government (The Cherwell Local Plan Proposed Submission Document 2012). The Plan was consulted upon for 6 weeks alongside the Sustainability Appraisal of the Local Plan.

A number of changes are proposed to the Local Plan arising from a combination of responses received to the consultation on the Plan (August – October 2012), and evidence documents completed since the Plan was consulted upon.

Cherwell District Council is now consulting on a table of focused changes to the Cherwell Local Plan Proposed Submission, amended Proposals Maps and an updated Sustainability Appraisal. The consultation runs for 6 weeks from **Thursday 28th March to 5pm Thursday 23rd May 2013 (please note that the consultation period has been extended by 2 weeks from 9th May).**

The Representations Form can be found at [www.cherwell.gov.uk/localplan2013](http://www.cherwell.gov.uk/localplan2013).

This is the last opportunity to make comments on the Local Plan before it is submitted to the Secretary of State for independent examination by an independent Planning Inspector. Comments will be submitted to the Planning Inspector along with the Local Plan. This guidance note has been designed to help anyone who wishes to make a formal representation to this consultation.

#### What will happen to your response?<sup>1</sup>

Following this consultation, the Council will submit the Local Plan and supporting information to the Secretary of State for Community and Local Government Independent Examination.

The Council will submit the:

- table of Changes to the Cherwell Local Plan Proposed Submission 2012, amended Proposals Map, and updated Sustainability Appraisal;
- the Cherwell Local Plan Proposed Submission 2012, its accompanying Proposals Map and Sustainability Appraisal;
- copies of all the responses received during this consultation (March – May 2013) and the August – October 2012 consultation and a summary of the main issues raised.
- statement setting out how and which bodies and persons were invited to make representations to the Draft Core Strategy 2010 and to the Proposed Submission Local Plan (Aug 2012) and how these representations were taken into account;
- Supporting documents relevant to the preparation of the Local Plan.

A Planning Inspector will be appointed to carry out an Independent Examination and will consider the representations made before making a recommendation on the Local Plan. The Planning Inspector will identify the issues for debate and how best to proceed with the debate.

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<sup>1</sup> This is only a summary of the requirements, full details can be found in The Town and Country Planning (Local Planning) (England) Regulations 2012  
<http://www.legislation.gov.uk/ukxi/2012/767/contents/made>

## How to respond to this consultation

The Council is consulting on focused changes to the Local Plan which are presented in a table of changes indicating the change number, the section of the Plan it relates to and the reason for the change.

Change Number	Section of Proposed Submission Plan (August 2012)	Location of Change: Policy/Paragraph/Table/Heading etc	Proposed Change	Reason for Proposed change
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The representations received during the August – October 2012 consultation on the Cherwell Local Plan Proposed Submission can be found in full and in summary form at [www.cherwell.gov.uk/publicationscheme](http://www.cherwell.gov.uk/publicationscheme).

All these representations have been taken into account when preparing the Changes to the Local Plan and will all be sent in full to the Planning Inspector following the submission of the Local Plan for consideration. Therefore, comments are now invited on the proposed focused changes.

Your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations. Further submissions will only be accepted at the request of the Inspector, based on the matters and issues he/she identifies for Examination.

The purpose of the examination is to consider whether the Local Plan is **legally compliant** (i.e. if it has been prepared in accordance with regulations) and is **sound**.

Therefore any representations received on the Changes to the Local Plan must address these concerns. These concerns are explained in more detail within this guidance, but, as a general rule:

1. If you are seeking to make representations on the way in which the Council has prepared the Local Plan, it is likely that your comments or objections will relate to a matter of legal compliance.
2. If it is the actual content on which you wish to comment or object, it is likely it will relate to “Soundness” – whether the Local Plan is positively prepared, justified, effective or consistent with national policy.

Your comments need to be made in writing (either electronically or on paper) and received by Cherwell District Council by **5pm on Thursday 9<sup>th</sup> May 2013**. We will not be able to accept comments that are received after the deadline and we cannot accept anonymous responses.

Respondents should also note that representations are not confidential and that they will be published on the Council’s website and copies will be made available for public inspection, although personal information, e.g. the addresses, telephone numbers and email addresses, of representations from individuals will be removed.

The next section of this guide provides detailed information on how to fill in the representation form.

**It is strongly recommended that you use the Representation Forms provided by the Council to make your representation to ensure that it relates to the issues of legal compliance or soundness**

Unfortunately the online consultation system Limehouse will not be used for this particular consultation. Apologies for any inconvenience caused.

## How to fill in the representation form

### Part A: Contact Information

You must complete all your contact details. This is used to identify who has made the comment(s), so it is important that you complete this fully.

#### Questions 1 & 2

The first column relates to representation from individuals. The second column should be completed if an agent is being used.

### Part B: The Representation

This is where you need to make your comments on the legal compliance or soundness of the Changes to the Local Plan. **It is important that you use a separate Part B sheet for each comment you want to make.** Keep your comments clear and concise.

Please include your name/organisation at the top of each of Part B form that you use

#### Question 3

Please state which Change your representation relates to. **If you wish to comment on more than one change, please complete a separate Part B sheet for each of them.**

#### Questions 4 – 8

Please provide your comments and state whether they relate to legal compliance or soundness and your reasons for this.

### Question 4.(1) Legal Compliance

The Inspector will first check that the Local Plan meets the legal requirements under the Planning and Compulsory Purchase Act 2004 (referred to as 2004 Act in this guidance note) as amended by the Localism Act 2011, before moving on to test for soundness. You should consider the following before making a representation on legal compliance:

- The Local Plan should be within the current Local Development Scheme (LDS) and the key stages should have been followed. The LDS is effectively a programme of work prepared by the Council, setting out the documents it proposes to produce over a set period. It sets out the key stages in the production of any documents the Council propose to bring forward for independent examination. If the Local Plan is not in the current LDS it should not have been published for representations. The LDS is available for inspection at the Council's Office (Bodicote House, Bodicote, OX15 4AA) and a link is provided on the website [www.cherwell.gov.uk/localdevelopmentframework](http://www.cherwell.gov.uk/localdevelopmentframework)
- The process of community involvement for the Local Plan should be in general accordance with the Council's Statement of Community Involvement (SCI)<sup>2</sup>. The SCI is a document that sets out the Council's strategy for involving the community in the preparation and revision of documents for the Local Plan and the consideration of planning applications. The SCI is available for inspection at the Council's Office

<sup>2</sup> View the SCI online at [www.cherwell.gov.uk/localdevelopmentframework](http://www.cherwell.gov.uk/localdevelopmentframework)

(Bodicote House, Bodicote, OX15 4AA) and a link is provided on the website [www.cherwell.gov.uk/localdevelopmentframework](http://www.cherwell.gov.uk/localdevelopmentframework)

- The Local Plan should comply with the Town and Country Planning (Local Planning) (England) Regulations 2012<sup>3</sup>. On publication of the Proposed Submission Local Plan, the Council must publish the documents prescribed in the regulations, and make them available at its principal offices and on the website. The Council must also place local advertisements and notify the Local Plan bodies (as set out in the regulations) and any persons who have requested to be notified.
- The Council is required to publish a Sustainability Appraisal Report when it publishes a Local Plan. This should identify the process by which the Sustainability Appraisal has been carried out, the baseline information used to inform the process and the outcomes of the process. Sustainability Appraisal is a tool for appraising policies to ensure they reflect social, environmental, and economic factors. The Sustainability Appraisal is available for inspection at the Council's Office ( Bodicote House, Bodicote, OX15 4AA) and a link is provided on the website [www.cherwell.gov.uk/localplan2013](http://www.cherwell.gov.uk/localplan2013)
- The Local Plan must have regard to the Sustainable Community Strategy (SCS)<sup>4</sup>. The SCS is prepared by the Local Strategic Partnership which is representative of a range of interests in the District. The SCS is subject to consultation but not to an independent examination.
- The Council is required to fulfil the Duty to Co-operate in preparing the Local Plan as required by Section 119 of the Localism Act 2011 and Regulation 4 of the Town and Country Planning (Local Planning) (England) Regulations 2012

#### 4. (2) Soundness

Soundness is explained fully in the National Planning Policy Framework<sup>5</sup> in paragraph 182. The Inspector has to be satisfied that the Local Plan is positively prepared, justified, effective, and consistent with national policy. **If you wish to comment on more than one of the four matters of soundness in relation to a specific policy, please complete a separate Part B sheet for each matter of soundness**

To be sound, a Local Plan should be:

##### **Positively prepared**

The plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;

##### **Justified**

The plan should be the most appropriate strategy, when considered against the reasonable alternatives and be based on proportionate, adequate, up to date and relevant evidence base;

##### **Effective**

The plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities;

##### **Consistent with national policy**

<sup>3</sup> View the Planning Regulations online at <http://www.legislation.gov.uk/uksi/2012/767/contents/made>

<sup>4</sup> View the SCS at: <http://www.cherwell.gov.uk/index.cfm?articleid=3563>

<sup>5</sup> View the NPPF online at <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf>

The plan should enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework (NPPF);

If you wish to make a representation seeking a change to the Proposed Changes to the Local Plan you should make it clear why you think it is unsound, having regard to the four tests set out above. You should try to support your representations by evidence showing why the Local Plan should be changed and how you think it should be changed, including your suggested wording to amend the Local Plan and make it sound.

If you think the content of the Proposed Change to the Local Plan is not sound because it does not include a policy where it should do, you should consider the following before making representations:

- Is the issue with which you are concerned already covered specifically by any national planning policy? If so, it does not need to be included.
- Is the issue with which you are concerned already covered by any other policies in the Local Plan? If so there is no need for repetition.
- If the policy is not covered elsewhere, in what way is the Local Plan unsound without the policy?
- If the Local Plan is unsound without the policy, what should the policy say?

### Supporting the Changes to the Local Plan

#### **Question 8**

If you support a Change to the Local Plan, you should express your support so that the Inspector has the full picture in considering the Local Plan, expressing why the policy (or policies) is sound.

### The Examination

#### **Question 9 & 10**

Please state here whether you wish to present your representation to the Planning Inspector during the Examination and why. The Examination will involve a series of Hearing sessions chaired by the Inspector and it is here that individuals will be invited to verbally contribute to the discussion and debate on the legal compliance and soundness of the Local Plan and, in this way, to present their representation to the Inspector. However it is likely that the majority of representations will be considered using the written representations submitted at this publication stage, which carry equal weight to those heard in person by the Inspector.

Please note that the Inspector will decide who will be invited to speak at the Hearing sessions, not the Council, and the Inspector will decide the topics to be covered in each Hearing session, based on the issues raised by the written representations at this publication stage and the August-October 2012 consultation.

### Sustainability Appraisal

#### **Question 11**

Please state here whether you have any comments on the updated Sustainability Appraisal

## General advice

- Representations are only valid if your name and address are supplied. If agents are completing forms on behalf of clients, agents should please state the full name or organisation of who they are representing.
- Make clear why you feel the strategy does or does not meet the legal compliance check and/or the tests of soundness.
- Be clear and to the point.
- Note that after this stage, further submissions will only be accepted at the request of the Inspector.
- Written and oral representations carry the same weight and will be given equal consideration at examination.

## Group Representations

Where there are groups who share a common view on how they wish to see a Local Plan changed, it would be very helpful for that group to send a single representation which represents the view, rather than for a large number of individuals to send in separate representations which repeat the same points. In such cases the group should indicate how many people it is representing and how the representation has been authorised.

## What happens next?

At the end of the consultation, the representations will be passed to the Planning Inspector and he/she will identify the issues for debate. The Inspector will also decide how best to proceed with this debate, known as the Examination in Public (EiP). An EiP usually includes Hearings, chaired by the Inspector.

A programme officer will be appointed from outside of the Planning Department and will be responsible for managing the arrangements of the Examination process, including all documents, organising the Inspector's site inspections and dealing with all correspondence. The Programme Officer reports to the Planning Inspector and will be the main point of contact during the EiP.

Please note that the ability to speak at the EiP is limited to those who make representations at this publication stage. Any representations submitted in previous consultations (i.e Draft Core Strategy, Options for Growth) cannot be considered as part of the Publication process.

## Further Help

We know that this can be a technical and confusing process. We've tried to make this guidance note as easy to follow as possible but if you require further assistance in completing the Representation Form or with any part of this guidance note, please contact the Planning Policy Team, on 01295 227970 or email [planning.policy@cherwell-dc.gov.uk](mailto:planning.policy@cherwell-dc.gov.uk)



## **Other issues**

All of the Local Plan documents can be viewed and downloaded at [www.cherwell.gov.uk/localplan2013](http://www.cherwell.gov.uk/localplan2013) or at the Council's offices, Link points and libraries between **Thursday 28<sup>th</sup> March to Thursday 23rd May 2013**. Paper copies can also be purchased for a charge.

Written representations should be emailed to [planning.policy@cherwell-dc.gov.uk](mailto:planning.policy@cherwell-dc.gov.uk) or posted to Strategic Planning and the Economy, Cherwell District Council, Bodicote House, Bodicote, OX15 4AA.

If you wish to submit documentation in support of your representation, the Council would appreciate receiving this in electronic format and it should be no more than 5MB in size to allow it to be uploaded to the Council's website.

Please note that all representations will be made public on the Council's website, although contact details (address, email and telephone numbers) will be hidden. We cannot accept anonymous responses.

Representations may be accompanied by a request to be notified when:

- the document has been submitted for independent examination
- the Planning Inspector publishes his/her recommendations
- the document is adopted

**Representations received after 5pm on Thursday 23rd May 2013 will not be accepted.**

Further detailed guidance on the preparation, publication and examination of Local Plans is provided in the National Planning Policy Framework and The Town and Country Planning (Local Planning) (England) Regulations 2012.

# Focused consultation on Changes to the Cherwell Local Plan Proposed Submission Representation Form

Please return to Cherwell District Council by 5pm on 23<sup>rd</sup> May 2013  
Representations received after this date and time may not be considered.  
Guidance on completing Representations Forms is available at  
[www.cherwell.gov.uk/localplan2013](http://www.cherwell.gov.uk/localplan2013)

*Internal Use Only*

CN:  
AN:  
S:  
C:

This form has two parts –

Part A – Personal Details

Part B – Your representation. (Please fill in a separate sheet for each representation you wish to make.  
Remember to include your name or organisation name on each one.)

## Part A

### 1. Personal Details

Title	<input type="text" value="x"/>
First Name	<input type="text" value="x"/>
Last Name	<input type="text" value="x"/>
Job Title (where relevant)	<input type="text" value="x"/>
Organisation (where relevant)	<input type="text" value="x"/>
Address Line 1	<input type="text" value="x"/>
Line 2	<input type="text" value="x"/>
Line 3	<input type="text" value="x"/>
Line 4	<input type="text" value="x"/>
Post Code	<input type="text" value="x"/>
Telephone Number	<input type="text" value="x"/>
E-mail Address (where relevant)	<input type="text" value="x"/>

### 2. Agent's Details (if applicable)

<input type="text"/>
<input type="text"/>
<input type="text"/>
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<input type="text"/>
<input type="text"/>
<input type="text"/>
<input type="text"/>
<input type="text"/>
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**PLEASE NOTE THAT YOU MUST PROVIDE YOUR NAME AND ADDRESS FOR YOUR COMMENTS TO BE CONSIDERED. BY COMPLETING THIS FORM YOU AGREE TO YOUR DETAILS BEING SHARED AND YOUR NAME AND COMMENTS WILL BE MADE AVAILABLE FOR PUBLIC VIEWING. THESE REPRESENTATIONS CANNOT BE TREATED AS CONFIDENTIAL.**

Return completed forms to:

Email: [planning.policy@cherwell-dc.gov.uk](mailto:planning.policy@cherwell-dc.gov.uk)

Post: Strategic Planning and The Economy, Cherwell District Council, Bodicote House, Bodicote, OX15 4AA

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**Part B – Please use a separate sheet for each representation**

---

Name or Organisation:

3. To which Change to the Local Plan Proposed Submission does this representation relate?

Change number

4. Do you consider the Change to the Local Plan Proposed Submission is:

4.(1) Legally compliant

Yes

No

4.(2) Sound\*

Yes

No

***\*The considerations in relation to the Local Plan being 'Sound' are explained in the National Planning Policy Framework in Paragraph 182. (Please see guidance notes)***

*If you have entered **No** to 4.(1) and 4.(2) please continue to Q5. Otherwise please go directly to Q6.*

5. Do you consider the Change to the Local Plan Proposed Submission is unsound because it is not:

(1) Positively Prepared

(2) Justified

(3) Effective

(4) Consistent with national policy

6. Please give details of why you consider the Change to the Local Plan Proposed Submission is not legally compliant or is unsound. Please be as precise as possible.

7. Please set out what change(s) you consider necessary to make the Changes to the Local Plan Proposed Submission legally compliant or sound, having regard to the test you have identified at Question 5 above where this relates to soundness. You will need to say why this change will make the Local Plan/Sustainability Appraisal legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

(Continue on a separate sheet /expand box if necessary)

8. If you wish to support the legal compliance or soundness of the Changes to the Local Plan Proposed Submission, please also use this box to set out your comments.

(Continue on a separate sheet /expand box if necessary)

9. If your representation is seeking a change, do you wish to express an interest to participate in the Examination?

**No**, I do not wish to participate at the oral examination

**Yes**, I wish to participate at the oral examination

Return completed forms to:

Email: [planning.policy@cherwell-dc.gov.uk](mailto:planning.policy@cherwell-dc.gov.uk)

Post: Strategic Planning and The Economy, Cherwell District Council, Bodicote House, Bodicote, OX15 4AA

10. Do you have any comments on the updated Sustainability Appraisal?

(Continue on a separate sheet /expand box if necessary)

If you wish to be informed of the date of the submission of the document to the Secretary of State, please tick this box✓

Signature:

Date:

**PLEASE RETURN THIS FORM BY 5PM ON THURSDAY 23rd MAY 2013**

***Please note** your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations. Further submissions will only be accepted at the request of the Inspector, based on the matters and issues he/she identifies for Examination.*

Return completed forms to:

Email: [planning.policy@cherwell-dc.gov.uk](mailto:planning.policy@cherwell-dc.gov.uk)

Post: Strategic Planning and The Economy, Cherwell District Council, Bodicote House, Bodicote, OX15 4AA

Appendix B

Statement of Representation Procedure and Press Notice

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**PLANNING AND COMPULSORY PURCHASE ACT 2004**

**THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND)  
REGULATIONS 2012**

**REGULATION 19 CONSULTATION**

**NOTICE OF PUBLICATION OF CHANGES TO THE CHERWELL LOCAL PLAN  
PROPOSED SUBMISSION, PROPOSALS MAPS, AND SUSTAINABILITY APPRAISAL OF  
LOCAL PLAN**

**STATEMENT OF REPRESENTATIONS PROCEDURE**

**Title**

Changes to the Cherwell Local Plan Proposed Submission and Proposed Submission Policies Map

**Subject Matter and Area**

Cherwell District Council has made changes to the Local Plan and Proposed Submission Policies Maps which it proposes to submit to the Secretary of State of Communities and Local Government.

The Local Plan will, upon adoption, set the broad planning framework for meeting the future needs of Cherwell District. The Plan will:

- Develop a sustainable local economy
- Ensure sustainable development
- Build sustainable communities

The Changes to the Cherwell Local Plan Proposed Submission and Proposed Submission Policies Map are being published for consultation from **Thursday 28<sup>th</sup> March 2013 until 5pm Thursday 9<sup>th</sup> May 2013**. Simultaneously, the Council is also consulting on the updated Sustainability Appraisal of the Local Plan.

All comments must be received by 5pm **Thursday 9<sup>th</sup> May 2013**

The consultation paper on the Changes to the Cherwell Local Plan and supporting documents will be available online at [www.cherwell.gov.uk/localplan2013](http://www.cherwell.gov.uk/localplan2013) from **Thursday 28<sup>th</sup> March 2013**. It will also be made available at the locations below.

**How to make your representations**

Please make your representation on the representations form and refer to the accompanying Guide to Making Representations before completing the form. The representation form can be completed online or downloaded from the website at:

[www.cherwell.gov.uk/localplan2013](http://www.cherwell.gov.uk/localplan2013)

The representation form is also available at the Deposit Locations (see below).

Alternatively completed forms can be returned by:

Post: Strategic Planning and the Economy  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury  
Oxon  
OX15 4AA

Email [Planning.policy@cherwell-dc.gov.uk](mailto:Planning.policy@cherwell-dc.gov.uk)

Fax: 01295 221856



All comments received during the consultation will be made available for public inspection. Representations may be accompanied by a request to be notified at a specified address of any of the following:

- i) the submission of the Local Plan for independent examination under section 20 of the Act,
- ii) the publication of the recommendations of the person appointed to carry out an independent examination of the Local Plan under section 20 of the Act, and
- iii) the adoption of the Local Plan

**Where and when to inspect the document:**

The Changes to the Cherwell Local Plan Proposed Submission (2013), the Cherwell Local Plan Proposed Submission (2012), amended Proposals Map (2013), updated Sustainability Appraisal and other supporting documents can be viewed and downloaded through the Council website at:

[www.cherwell.gov.uk/localplan2013](http://www.cherwell.gov.uk/localplan2013)

The Changes to the Cherwell Local Plan and its supporting documents are also available to inspect at the Deposit Locations listed below. Copies of the representation form and guide can also be obtained at these Deposit Locations.

Cherwell District Council Offices, Bodicote House, Bodicote, Banbury, OX15 4AA  
8.45am - 5.15pm Monday -Friday

Banbury Library, Marlborough Road, Banbury, OX16 5DB  
Monday 9am – 1pm, Tuesday 9am-7pm, Wednesday 9am – 8pm, Thurs and Friday 9am – 7pm, Saturday 9am – 4.30pm, closed Sunday

Neithrop Library, Community Centre, Woodgreen Avenue, Banbury OX16 0AT  
Monday 10am – 7pm, Tuesday Closed, Wednesday 2pm – 5pm, Thursday 10am – 1pm, Friday 10am- 5pm, Saturday 9.30am – 1pm, closed Sunday

Bicester Town Council, The Garth, Launton Road, Bicester, OX26 6PS  
Monday – Thursday 9am – 5pm, Friday 9am – 4pm

Bicester Library, Old Place Yard, Bicester OX26 6AU  
Monday 9.30am – 7pm, Tuesday 9.30-5pm, Wednesday and Thursday 9.30am – 7pm, Friday 9.30am – 5pm, Saturday 9am-4.30pm, closed Sunday

Kidlington Library, Ron Groves House, 23 Oxford Road, Kidlington, OX5 2BP  
Monday 9.30am – 5pm, Tuesday 9.30am – 7pm, Wednesday 9.30am – 1pm, Thursday 9.30am – 5pm, Friday 9.30am – 7pm, Saturday 9.00am – 4.30pm, closed Sunday

Adderbury Library, Church House, High Street, Adderbury, OX17 3LS  
Tuesday: 10 am –12 noon & 3 – 7pm, Thursday: 2pm – 5pm & 6 – 7pm, Friday: 10am – 12 noon & 2 pm – 5pm, Saturday: 9.30 am –1pm, closed Monday & Sunday

Deddington Library, The Old Court House, Horse Fair, Deddington, Oxon. OX15 0SH  
Monday 2pm - 5pm, 5.30pm - 7pm, Tuesday Closed Wednesday 9.30am - 1pm, Thursday 2pm - 5pm, 5.30pm - 7pm Friday Closed Saturday 9.30am - 1pm, closed Sunday

Hook Norton Library, High Street, Hook Norton, Banbury, Oxon, OX15 5NH  
Monday 2pm - 5pm, 6pm - 7pm, Tuesday Closed, Wednesday 2pm - 5pm, Thursday Closed, Friday 2pm - 5pm, 6pm - 7pm, Saturday 9.30am - 12.30pm, closed Sunday

Copies will be available on the North, Central and West Mobile Library Services. For details of locations and times of the mobile library visit [www.oxfordshire.gov.uk](http://www.oxfordshire.gov.uk) or phone 01865 810240

Banbury LinkPoint, 43 Castle Quay, Banbury, Oxfordshire, OX15 5UW  
8.45am (10am Wednesday) to 5.15pm Monday to Friday

Bicester LinkPoint, 38 Market Square, Bicester, Oxfordshire, OX26 6AL  
8.45am (10am Wednesday) to 5.15pm Monday to Friday

Kidlington LinkPoint, Exeter Hall, Oxford Road, Kidlington, Oxon, OX5 1AB  
8.45am (10am Wednesday) to 5.15pm Monday to Friday

**PLANNING AND COMPULSORY PURCHASE ACT 2004**

**THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND)  
REGULATIONS 2012**

**REGULATION 19 CONSULTATION**

**NOTICE OF PUBLICATION OF CHANGES TO THE CHERWELL LOCAL PLAN  
PROPOSED SUBMISSION, PROPOSALS MAPS, AND SUSTAINABILITY APPRAISAL OF  
LOCAL PLAN**

Cherwell District Council is consulting on Changes to the Cherwell Local Plan Proposed Submission, amended Proposals Maps and an updated Sustainability Appraisal. The documents are being published for consultation from Thursday 28<sup>th</sup> March 2013 to Thursday 9<sup>th</sup> May 2013 prior to submission to the Secretary for State of Communities and Local Government.

The Local Plan will, upon adoption, set the broad planning framework for meeting the future needs of Cherwell, and replace the Cherwell Local Plan 1996. The Plan will:

- Develop a sustainable local economy
- Ensure sustainable development
- Build sustainable communities

The Changes to the Cherwell Local Plan Proposed Submission (2013), the Cherwell Local Plan Proposed Submission (2012), updated Sustainability Appraisal and supporting documents will be available online at [www.cherwell.gov.uk/localplan2013](http://www.cherwell.gov.uk/localplan2013) from Thursday 28<sup>th</sup> March 2013. They will also be made available at the locations below.

All comments must be received by 5pm Thursday 9<sup>th</sup> May 2013.

**How to make your representations**

Please make your representation on the representations form and refer to the accompanying Guide to Making Representations before completing the form. The representation form can be completed online or downloaded from the website at:

[www.cherwell.gov.uk/localplan2013](http://www.cherwell.gov.uk/localplan2013)

The representation form and guide are also available at the Deposit Locations (see below).

Alternatively completed forms can be returned by:

Post: Strategic Planning and the Economy  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury  
Oxon  
OX15 4AA

Email [Planning.policy@cherwell-dc.gov.uk](mailto:Planning.policy@cherwell-dc.gov.uk)

Fax: 01295 221856

All comments received during the consultation will be made available for public inspection.

Representations may be accompanied by a request to be notified at a specified address of any of the following:

- i) the submission of the Local Plan for independent examination under section 20 of the Act,
- ii) the publication of the recommendations of the person appointed to carry out an independent examination of the Local Plan under section 20 of the Act, and
- iii) the adoption of the Local Plan

**Where and when to inspect the document:**

The Changes to the Cherwell Local Plan Proposed Submission (2012), amended Proposals Map (2013), updated Sustainability Appraisal and other supporting documents can be viewed and downloaded through the Council website at:

[www.cherwell.gov.uk/localplan2013](http://www.cherwell.gov.uk/localplan2013)

The Changes to the Cherwell Local Plan and its supporting documents are also available to inspect at the Deposit Locations listed below. Copies of the representation form and guide can also be obtained at these Deposit Locations.

Cherwell District Council Offices, Bodicote House, Bodicote, Banbury, OX15 4AA  
8.45am - 5.15pm Monday -Friday

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**PLANNING AND COMPULSORY PURCHASE ACT 2004**

**THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND)  
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**NOTICE OF PUBLICATION OF CHANGES TO THE CHERWELL LOCAL PLAN  
PROPOSED SUBMISSION, PROPOSALS MAPS, AND SUSTAINABILITY APPRAISAL OF  
LOCAL PLAN**

**EXTENSION TO PUBLIC CONSULTATION**

Cherwell District Council is consulting on Changes to the Cherwell Local Plan Proposed Submission, amended Proposals Maps and an updated Sustainability Appraisal. The documents are being published for consultation from Thursday 28<sup>th</sup> March 2013 to **Thursday 23<sup>rd</sup> May 2013** prior to submission to the Secretary for State of Communities and Local Government.

The Local Plan will, upon adoption, set the broad planning framework for meeting the future needs of Cherwell, and replace the Cherwell Local Plan 1996. The Plan will:

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All comments must be received by **5pm Thursday 23<sup>rd</sup> May 2013**.

**How to make your representations**

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Cherwell District Council  
Bodicote House  
Bodicote  
Banbury  
Oxon  
OX15 4AA

Email [Planning.policy@cherwell-dc.gov.uk](mailto:Planning.policy@cherwell-dc.gov.uk)

Fax: 01295 221856

All comments received during the consultation will be made available for public inspection.

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- ii) the publication of the recommendations of the person appointed to carry out an independent examination of the Local Plan under section 20 of the Act, and
- iii) the adoption of the Local Plan

**Where and when to inspect the document:**

The Changes to the Cherwell Local Plan Proposed Submission (2012), amended Proposals Map (2013), updated Sustainability Appraisal and other supporting documents can be viewed and downloaded through the Council website at:

[www.cherwell.gov.uk/localplan2013](http://www.cherwell.gov.uk/localplan2013)

The Changes to the Cherwell Local Plan and its supporting documents are also available to inspect at the Deposit Locations listed below. Copies of the representation form and guide can also be obtained at these Deposit Locations.

Cherwell District Council Offices, Bodicote House, Bodicote, Banbury, OX15 4AA  
8.45am - 5.15pm Monday -Friday

Banbury Library, Marlborough Road, Banbury, OX16 5DB  
Monday 9am – 1pm, Tuesday 9am-7pm, Wednesday 9am – 8pm, Thurs and Friday 9am – 7pm, Saturday 9am – 4.30pm, closed Sunday

Neithrop Library, Community Centre, Woodgreen Avenue, Banbury OX16 0AT  
Monday 10am – 7pm, Tuesday Closed, Wednesday 2pm – 5pm, Thursday 10am – 1pm, Friday 10am- 5pm, Saturday 9.30am – 1pm, closed Sunday

Bicester Town Council, The Garth, Launton Road, Bicester, OX26 6PS  
Monday – Thursday 9am – 5pm, Friday 9am – 4pm

Bicester Library, Old Place Yard, Bicester OX26 6AU  
Monday 9.30am – 7pm, Tuesday 9.30-5pm, Wednesday and Thursday 9.30am – 7pm, Friday 9.30am – 5pm, Saturday 9am-4.30pm, closed Sunday

Kidlington Library, Ron Groves House, 23 Oxford Road, Kidlington, OX5 2BP  
Monday 9.30am – 5pm, Tuesday 9.30am – 7pm, Wednesday 9.30am – 1pm, Thursday 9.30am – 5pm, Friday 9.30am – 7pm, Saturday 9.00am – 4.30pm, closed Sunday

Adderbury Library, Church House, High Street, Adderbury, OX17 3LS  
Tuesday: 10 am –12 noon & 3 – 7pm, Thursday: 2pm – 5pm & 6 – 7pm, Friday: 10am – 12 noon & 2 pm – 5pm, Saturday: 9.30 am –1pm, closed Monday & Sunday

Deddington Library, The Old Court House, Horse Fair, Deddington, Oxon. OX15 0SH  
Monday 2pm - 5pm, 5.30pm - 7pm, Tuesday Closed Wednesday 9.30am - 1pm, Thursday 2pm - 5pm, 5.30pm - 7pm Friday Closed Saturday 9.30am - 1pm, closed Sunday

Hook Norton Library, High Street, Hook Norton, Banbury, Oxon, OX15 5NH  
Monday 2pm - 5pm, 6pm - 7pm, Tuesday Closed, Wednesday 2pm - 5pm, Thursday Closed, Friday 2pm - 5pm, 6pm - 7pm, Saturday 9.30am - 12.30pm, closed Sunday

Copies will be available on the North, Central and West Mobile Library Services. For details of locations and times of the mobile library visit [www.oxfordshire.gov.uk](http://www.oxfordshire.gov.uk) or phone 01865 810240

Banbury LinkPoint, 43 Castle Quay, Banbury, Oxfordshire, OX15 5UW

8.45am (10am Wednesday) to 5.15pm Monday to Friday

Bicester LinkPoint, 38 Market Square, Bicester, Oxfordshire, OX26 6AL

8.45am (10am Wednesday) to 5.15pm Monday to Friday

Kidlington LinkPoint, Exeter Hall, Oxford Road, Kidlington, Oxon, OX5 1AB

8.45am (10am Wednesday) to 5.15pm Monday to Friday

Appendix C  
Notification Letter

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# Strategic Planning & the Economy

Adrian Colwell – Head of Strategic Planning & the Economy



DISTRICT COUNCIL  
NORTH OXFORDSHIRE

NAME  
ADDRESS LINE 1  
ADDRESS LINE 2  
TOWN  
COUNTY  
POST CODE (must be on own line)

*Bodicote House  
Bodicote  
Banbury  
Oxfordshire  
OX15 4AA*

*www.cherwell.gov.uk*

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Please ask for: Maria Garcia Dopazo

Direct Dial: 01295 227970

Email: [Planning.policy@cherwell-dc.gov.uk](mailto:Planning.policy@cherwell-dc.gov.uk)

Our Ref: R19\_2

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28<sup>th</sup> March 2013

Dear

## **Focused consultation on Changes to the Cherwell Local Plan Proposed Submission**

The Council is consulting on Changes to the Cherwell Local Plan Proposed Submission, amended Proposals Maps and an updated Sustainability Appraisal. The documents are being published for consultation **from Thursday 28<sup>th</sup> March 2013 to Thursday 9<sup>th</sup> May 2013** prior to submission to the Secretary of State for Communities and Local Government.

The Local Plan will, upon adoption, set the broad planning framework for meeting the future needs of Cherwell, and replace the Cherwell Local Plan 1996. The Plan will:

- Develop a sustainable local economy
- Ensure sustainable development
- Build sustainable communities

On 29<sup>th</sup> August 2012, the Council published for consultation the Local Plan and Proposals Maps which it was proposed to submit to the Secretary of State of Communities and Local Government (The Cherwell Local Plan Proposed Submission Document 2012). The Plan was consulted upon for 6 weeks alongside the Sustainability Appraisal of the Local Plan.

A number of changes are proposed to the Local Plan arising from a combination of responses received to the consultation on the Plan (August – October 2012), and evidence documents completed since the Plan was consulted upon.

**Cherwell District Council is now consulting on a table of focused changes to the Cherwell Local Plan Proposed Submission, amended Proposals Maps and an updated Sustainability Appraisal.**

The representations received during the August – October 2012 consultation on the Cherwell Local Plan Proposed Submission can be found in full and in summary form at [www.cherwell.gov.uk/publicationscheme](http://www.cherwell.gov.uk/publicationscheme)

All these representations have been taken into account when preparing the Changes to the Local Plan and will all be sent in full to the Planning Inspector following the submission of the Local Plan for consideration. Therefore, comments are now invited on the proposed focused changes.



## Consultation Arrangements

The consultation arrangements for the **Changes to the Cherwell Local Plan Proposed Submission** are set out in the enclosed 'Statement of Representations Procedure' and there are also guidance notes available. Representations must be received by **5pm on Thursday 9<sup>th</sup> May 2013**.

Following this consultation the Council is required to consider the responses received and the need for any amendments and then submit the Local Plan to the Secretary of State for Communities and Local Government for public examination together with copies of the representations made. The purpose of the examination is to consider whether the Local Plan is legally compliant and sound. Therefore any representations received on the Local Plan must address these concerns and for this reason we would strongly recommend that you use the enclosed representation form.

Further information is set out within the guidance notes.

The Changes to the Cherwell Local Plan Proposed Submission and supporting documents are available online to view and comment on at [www.cherwell.gov.uk/localplan2013](http://www.cherwell.gov.uk/localplan2013).

Copies will also be available in all Deposit Locations set out within the enclosed 'statement of representations procedure'. Comments can either be made online or returned by the following:

Post: Strategic Planning and the Economy  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury  
Oxon  
OX15 4AA

Email: [Planning.policy@cherwell-dc.gov.uk](mailto:Planning.policy@cherwell-dc.gov.uk)

Fax: 01295 221856

All comments received will be made available for public inspection

If you have any questions please do not hesitate to contact me.

Many Thanks,

**Maria Garcia Dopazo**

# Strategic Planning & the Economy

Adrian Colwell – Head of Strategic Planning & the Economy



DISTRICT COUNCIL  
NORTH OXFORDSHIRE

NAME  
ADDRESS LINE 1  
ADDRESS LINE 2  
TOWN  
COUNTY  
POST CODE (must be on own line)

*Bodicote House  
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Please ask for: Maria Garcia Dopazo

Direct Dial: 01295 227970

Email: [Planning.policy@cherwell-dc.gov.uk](mailto:Planning.policy@cherwell-dc.gov.uk)

Our Ref: R19\_2

---

9<sup>th</sup> April 2013

Dear

## **EXTENSION TO PUBLIC CONSULTATION**

### **Focused consultation on Changes to the Cherwell Local Plan Proposed Submission**

The Council is consulting on Changes to the Cherwell Local Plan Proposed Submission, amended Proposals Maps and an updated Sustainability Appraisal. The documents are being published for consultation **from Thursday 28<sup>th</sup> March 2013 to Thursday 23<sup>rd</sup> May 2013** prior to submission to the Secretary of State for Communities and Local Government.

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- Develop a sustainable local economy
- Ensure sustainable development
- Build sustainable communities

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A number of changes are proposed to the Local Plan arising from a combination of responses received to the consultation on the Plan (August – October 2012), and evidence documents completed since the Plan was consulted upon.

### **Cherwell District Council is now consulting on a table of focused changes to the Cherwell Local Plan Proposed Submission, amended Proposals Maps and an updated Sustainability Appraisal.**

The representations received during the August – October 2012 consultation on the Cherwell Local Plan Proposed Submission can be found in full and in summary form at [www.cherwell.gov.uk/publicationscheme](http://www.cherwell.gov.uk/publicationscheme)

All these representations have been taken into account when preparing the Changes to the Local Plan and will all be sent in full to the Planning Inspector following the submission of the Local Plan for consideration. Therefore, comments are now invited on the proposed focused changes.

## **Consultation Arrangements**

The consultation arrangements for the **Changes to the Cherwell Local Plan Proposed Submission** are set out in the 'Statement of Representations Procedure' and there are also guidance notes available. Representations must be received by **5pm on Thursday 23<sup>rd</sup> May 2013**.

Following this consultation the Council is required to consider the responses received and the need for any amendments and then submit the Local Plan to the Secretary of State for Communities and Local Government for public examination together with copies of the representations made. The purpose of the examination is to consider whether the Local Plan is legally compliant and sound. Therefore any representations received on the Local Plan must address these concerns and for this reason we would strongly recommend that you use the enclosed representation form.

Further information is set out within the guidance notes.

The Changes to the Cherwell Local Plan Proposed Submission and supporting documents are available online to view and comment on at [www.cherwell.gov.uk/localplan2013](http://www.cherwell.gov.uk/localplan2013).

Copies will also be available in all Deposit Locations set out within the enclosed 'statement of representations procedure'. Comments can either be made online or returned by the following:

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Cherwell District Council  
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Email: [Planning.policy@cherwell-dc.gov.uk](mailto:Planning.policy@cherwell-dc.gov.uk)

Fax: 01295 221856

All comments received will be made available for public inspection

If you have any questions please do not hesitate to contact me.

Many Thanks,

**Maria Garcia Dopazo**

Appendix D

Summary of Representations to the Proposed Changes to the  
Proposed Submission Local Plan

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Rep ID No.	First Name	Surname	Organisation	Change No.	Section of PSLP	Location of Change	Changes sought	Comments
303	Arron	Twamley	Savills / Barwood Strategic Land II LLP	8	Contents Page	Table Heading		Whilst Table 1 has been updated to take into account completions and the recent permission at Banbury 6 it remains unclear why further land has not been allocated for development within Banbury. Banbury is a primary regional centre and should therefore be the main focus for growth within the district up to 2031.
303	Arron	Twamley	Savills / Barwood Strategic Land II LLP	9	Contents Page	Table Heading		Whilst Table 1 has been updated to take into account completions and the recent permission at Banbury 6 it remains unclear why further land has not been allocated for development within Banbury. Banbury is a primary regional centre and should therefore be the main focus for growth within the district up to 2031.
303	Arron	Twamley	Savills / Barwood Strategic Land II LLP	10	Contents Page	Table Heading		Whilst Table 1 has been updated to take into account completions and the recent permission at Banbury 6 it remains unclear why further land has not been allocated for development within Banbury. Banbury is a primary regional centre and should therefore be the main focus for growth within the district up to 2031.
303	Arron	Twamley	Savills / Barwood Strategic Land II LLP	11	Contents Page	Table Heading		Whilst Table 1 has been updated to take into account completions and the recent permission at Banbury 6 it remains unclear why further land has not been allocated for development within Banbury. Banbury is a primary regional centre and should therefore be the main focus for growth within the district up to 2031.
207	Rob	Kinchin-Smith	Banbury Civic Society	12	Executive Summary	Developing a Sustainable Local Economy		No specific comment made.
207	Rob	Kinchin-Smith	Banbury Civic Society	13	Executive Summary	Developing a Sustainable Local Economy		No specific comment made.
207	Rob	Kinchin-Smith	Banbury Civic Society	14	Executive Summary	Table 1 Proposed Strategic Employment Allocations - Heading		No specific comment made.
207	Rob	Kinchin-Smith	Banbury Civic Society	15	Executive Summary	Table 1 Proposed Strategic Employment Allocations		No specific comment made.
207	Rob	Kinchin-Smith	Banbury Civic Society	16	Executive Summary	Table 2 Proposed Strategic Town Centre Allocations		No specific comment made.
207	Rob	Kinchin-Smith	Banbury Civic Society	17	Executive Summary	Building Sustainable Communities		Changes to the housing allocations noted. Concerned over the allocations at Banbury.
174	Theresa	Goss	Adderbury Parish Council	18	Executive Summary	Building Sustainable Communities		The rate of housing delivery from the South East Plan has continued to be used which is likely to lead to an overestimate of the need.
195	Andrew	Docherly	Hives Planning / Oxford Diocesan Board of Finance (ODBF) and the trustees of the Adderbury and Milton Feoffee Charity	18	Executive Summary	Building Sustainable Communities	The amount of housing proposed to be allocated to Banbury should be increased.	The Plan should not direct higher levels of housing to Bicester on grounds of under-delivery alone. An explanation for this is needed and why this departs from the reasoned and sustainable position of the former RSS. The amount of housing proposed to be allocated to Banbury should be increased.
204	James	Stevens	Home Builders Federation	18	Executive Summary	Building Sustainable Communities		The Council has considered the indications provided by the 2008-based household projection for the district. An up to date SHMA is needed. The Council has not considered the likely impact of those planning decisions being made by its neighbours and by those other authorities in the wider housing market area. The annual housing requirement of 830 dwellings should be applied which is in line with the SHMA.

Rep ID No.	First Name	Surname	Organisation	Change No.	Section of PSLP	Location of Change	Changes sought	Comments
207	Rob	Kinchin-Smith	Banbury Civic Society	18	Executive Summary	Building Sustainable Communities		Changes to the housing allocations noted. Concerned over the allocations at Banbury.
236	S	Brown	Woolf Bond Planning LLP / Miller Strategic Land	18	Executive Summary	Building Sustainable Communities		The continued use of the housing requirement set in South East Plan raises concern. The Plan must be based upon objectively assessed development requirements (the SHMA). The Council will need to work with neighbouring authorities as well as producing a SHLAA to establish a realistic assumptions about the availability, suitability of land to meet the identified need for housing. There is no evidence to support the suggested windfall allowance. The production of SHMA and Duty to Cooperate are essential and must feed into the Plan. The Plan should identify Land at Warwick Road, Banbury as a housing allocation to provide for approximately 300 dwellings. The Housing Trajectory will need reviewing in particular the windfall allowance and the delivery rate at Canalside. Guidance and clarification needed on housing growth at rural villages.
249	Paul	Burrell	Pegasus Group / the Dorchester Group	18	Executive Summary	Building Sustainable Communities		Concerned over the implications of a no net inward migration assumption and whether the Plan has robustly assessed the needs arising from other areas of Oxfordshire, and beyond, in a sufficient evidence-based manner. The concentration of development at the two principal settlements will be at the expense of wider needs and effectively results in a moratorium on development in the rest of the District. The Housing Trajectory shows that there will be no delivery from sites of 10 or more dwellings in rural areas from 2018/19. Object to Bicester being the main location for growth as it ignores wider opportunities for growth.
281	V N	Smith	Quantock House	18	Executive Summary	Building Sustainable Communities		Recent housing completions have failed to meet the South East Plan annual requirement of 670 dwellings per annum. The projected housing completions should start with the actual figures for the last three years to prove that it is unrealistic to suggest that there will be a significant increase in the rate of completions in the near future. The current housing market does not help the local authority to achieve the housing requirements set.
204	James	Stevens	Home Builders Federation	19	Executive Summary	Building Sustainable Communities		The majority of proposed development in Banbury and Bicester raises concerns. The focus at the two main settlements will be at the expense of wider needs and may militate against effective delivery if Banbury and Bicester reach a saturation point. There is over reliance on the delivery at Banbury and Bicester therefore more housing should be allocated in the rural areas.
207	Rob	Kinchin-Smith	Banbury Civic Society	19	Executive Summary	Building Sustainable Communities		Changes to the housing allocations noted. Concerned over the allocations at Banbury.



Rep ID No.	First Name	Surname	Organisation	Change No.	Section of PSLP	Location of Change	Changes sought	Comments
249	Paul	Burrell	Pegasus Group / the Dorchester Group	19	Executive Summary	Building Sustainable Communities		Concerned over the implications of a no net inward migration assumption and whether the Plan has robustly assessed the needs arising from other areas of Oxfordshire, and beyond, in a sufficient evidence-based manner. The concentration of development at the two principal settlements will be at the expense of wider needs and effectively results in a moratorium on development in the rest of the District. The Housing Trajectory shows that there will be no delivery from sites of 10 or more dwellings in rural areas from 2018/19. Object to Bicester being the main location for growth as it ignores wider opportunities for growth.
6	Dominic	Woodfield	Bioscan (UK) Ltd	20	Executive Summary	Building Sustainable Communities		Removal of reference to Gavray Drive as a consented site is welcomed. This recognition reflects the current position of impasse with the promoters of that site, and it is worth stressing that this situation is not of Cherwell District Councils making but due to the applicant's continued reluctance to change their proposals to comply with local and national planning policy.
204	James	Stevens	Home Builders Federation	20	Executive Summary	Building Sustainable Communities		The majority of development to Banbury and Bicester raises concerns. The focus at the two main settlements will be at the expense of wider needs and may militate against effective delivery if Banbury and Bicester reach a saturation point. There is over reliance on the delivery at Banbury and Bicester therefore more housing should be allocated in the rural areas.
207	Rob	Kinchin-Smith	Banbury Civic Society	20	Executive Summary	Building Sustainable Communities		Changes to the housing allocations noted. Concerned over the allocations at Banbury.
249	Paul	Burrell	Pegasus Group / the Dorchester Group	20	Executive Summary	Building Sustainable Communities		Concerned over the implications of a no net inward migration assumption and whether the Plan has robustly assessed the needs arising from other areas of Oxfordshire, and beyond, in a sufficient evidence-based manner. The concentration of development at the two principal settlements will be at the expense of wider needs and effectively would result in a moratorium on development in the rest of the District. The Housing Trajectory shows that there will be no delivery from sites of 10 or more dwellings in rural areas from 2018/19. Object to Bicester being the main location for growth as it ignores wider opportunities for growth.
207	Rob	Kinchin-Smith	Banbury Civic Society	21	Executive Summary	Building Sustainable Communities - Table 3 - Headings		Changes to the housing allocations noted. Concerned over the allocations at Banbury.
303	Arron	Twamley	Savills / Barwood Strategic Land II LLP	21	Executive Summary	Building Sustainable Communities - Table 3 - Headings		The new landscape evidence has resulted in changes to the capacity of the strategic sites within Banbury and has brought a greater imbalance in the housing distribution between Banbury and Bicester. Bicester's traffic congestion will continue to worsen due to the planned growth therefore growth should be focused at Banbury.
207	Rob	Kinchin-Smith	Banbury Civic Society	22	Executive Summary	Building Sustainable Communities - Table 3		Changes to the housing allocations noted. Concerned over the allocations at Banbury.

Rep ID No.	First Name	Surname	Organisation	Change No.	Section of PSLP	Location of Change	Changes sought	Comments
223	David	French	Deedington Development Watch	22	Executive Summary	Building Sustainable Communities - Table 3	The overall housing requirement of 16,750 dwellings should be deleted and replaced by a figure derived from an up to date and relevant evidence base as regards district housing need. Housing trajectory to be revised.	The Council has continued to use the housing requirements set in the South East Plan which raises concerns. The overall housing requirement of 16,750 dwellings should be deleted. A new SHMA is needed.
224	David	French		22	Executive Summary	Building Sustainable Communities - Table 3	The overall housing requirement of 16,750 dwellings should be deleted and replaced by a figure derived from an up to date and relevant evidence base as regards district housing need. Housing trajectory to be revised.	The Council has continued to use the housing requirements set in the South East Plan which raises concerns. It is not justified by up to date and relevant evidence base as regards district housing need, both market and affordable, over this extended period.
258	Arron	Twamley	Savills / Taylor Wimpey and Persimmon	22	Executive Summary	Building Sustainable Communities - Table 3		On the basis the Council are proposing to redistribute Banbury's housing allocations to Bicester it would seem sensible to reduce the number of dwellings at Bicester 12 from 400 dwellings to 325 dwellings and allocating 75 dwellings to Skimmerdish Lane. Land to south of Skimmerdish Lane should be allocated for up to 75 houses. The site does not constitute green space or public open space.
303	Arron	Twamley	Savills / Barwood Strategic Land II LLP	22	Executive Summary	Building Sustainable Communities - Table 3		The new landscape evidence has resulted in changes to the capacity of the strategic sites within Banbury and has brought a greater imbalance in the housing distribution between Banbury and Bicester. Bicester's traffic congestion will continue to worsen due to the planned growth therefore growth should be focused at Banbury.
207	Rob	Kinchin-Smith	Banbury Civic Society	23	Executive Summary	Locations for Community Growth: Bicester and Banbury		Changes to the housing allocations noted. Concerned over the allocations at Banbury.
258	Arron	Twamley	Savills / Taylor Wimpey and Persimmon	23	Executive Summary	Locations for Community Growth: Bicester and Banbury		On the basis the Council are proposing to redistribute Banbury's housing allocations to Bicester it would seem sensible to reduce the number of dwellings at Bicester 12 from 400 dwellings to 325 dwellings and allocating 75 dwellings to Skimmerdish Lane. Land to south of Skimmerdish Lane should be allocated for up to 75 houses. The site does not constitute green space or public open space.
207	Rob	Kinchin-Smith	Banbury Civic Society	24	Executive Summary	Locations for Community Growth: Bicester and Banbury		Changes to the housing allocations noted. Concerned over the allocations at Banbury.
258	Arron	Twamley	Savills / Taylor Wimpey and Persimmon	24	Executive Summary	Locations for Community Growth: Bicester and Banbury		On the basis the Council are proposing to redistribute Banbury's housing allocations to Bicester it would seem sensible to reduce the number of dwellings at Bicester 12 from 400 dwellings to 325 dwellings and allocating 75 dwellings to Skimmerdish Lane. Land to south of Skimmerdish Lane should be allocated for up to 75 houses. The site does not constitute green space or public open space.
207	Rob	Kinchin-Smith	Banbury Civic Society	25	Executive Summary	Locations for Community Growth: Bicester and Banbury		Changes to the housing allocations noted. Concerned over the allocations at Banbury.

Rep ID No.	First Name	Surname	Organisation	Change No.	Section of PSLP	Location of Change	Changes sought	Comments
258	Arron	Twamley	Savills / Taylor Wimpey and Persimmon	25	Executive Summary	Locations for Community Growth: Bicester and Banbury		On the basis the Council are proposing to redistribute Banbury's housing allocations to Bicester it would seem sensible to reduce the number of dwellings at Bicester 12 from 400 dwellings to 325 dwellings and allocating 75 dwellings to Skimmerdish Lane. Land to south of Skimmerdish Lane should be allocated for up to 75 houses. The site does not constitute green space or public open space.
207	Rob	Kinchin-Smith	Banbury Civic Society	26	Executive Summary	Locations for Community Growth: Bicester and Banbury		Changes to the housing allocations noted. Concerned over the allocations at Banbury.
258	Arron	Twamley	Savills / Taylor Wimpey and Persimmon	26	Executive Summary	Locations for Community Growth: Bicester and Banbury		On the basis the Council are proposing to redistribute Banbury's housing allocations to Bicester it would seem sensible to reduce the number of dwellings at Bicester 12 from 400 dwellings to 325 dwellings and allocating 75 dwellings to Skimmerdish Lane. Land to south of Skimmerdish Lane should be allocated for up to 75 houses. The site does not constitute green space or public open space.
207	Rob	Kinchin-Smith	Banbury Civic Society	27	Executive Summary	Table 4 Proposed Strategic Housing Allocations in Bicester and Banbury 2011-2031 - Heading		Changes to the housing allocations noted. Concerned over the allocations at Banbury.
258	Arron	Twamley	Savills / Taylor Wimpey and Persimmon	27	Executive Summary	Table 4 Proposed Strategic Housing Allocations in Bicester and Banbury 2011-2031 - Heading		On the basis the Council are proposing to redistribute Banbury's housing allocations to Bicester it would seem sensible to reduce the number of dwellings at Bicester 12 from 400 dwellings to 325 dwellings and allocating 75 dwellings to Skimmerdish Lane. Land to south of Skimmerdish Lane should be allocated for up to 75 houses. The site does not constitute green space or public open space.
440	Alan	Keeble	Chesterton Parish Council	28	Executive Summary	Table 4 Proposed Strategic Housing Allocations in Bicester and Banbury 2011-2031		The figures for NW Bicester (Eco-Town) - 1,793 dwellings to 2031, 3,207 dwellings after 2031. How was this calculated? Only the exemplar development has received planning permission. When will the Bicester Masterplan be published? A further 1,399 dwellings to be built on Eco-Town over 18 years questioned.
158	Jayne	Gordon	Hanwell Parish Council	28	Executive Summary	Table 4 Proposed Strategic Housing Allocations in Bicester and Banbury 2011-2031		Object to the strategic allocations at Banbury 2 East and West Southam Road and Banbury 5 North of Hanwell Fields. Table 4 and the Plan will need to be amended if these sites are taken out.
183	Alan	Jones		28	Executive Summary	Table 4 Proposed Strategic Housing Allocations in Bicester and Banbury 2011-2031	The site name for Banbury 2 should be Hardwick Farm, Southam Road.	Object to the strategic allocations at Banbury 2 East and West Southam Road and Banbury 5 North of Hanwell Fields. Table 4 and the Plan will need to be amended if these sites are taken out.
184	Karen	Jones		28	Executive Summary	Table 4 Proposed Strategic Housing Allocations in Bicester and Banbury 2011-2031	The site name for Banbury 2 should be Hardwick Farm, Southam Road.	Object to the strategic allocations at Banbury 2 East and West Southam Road and Banbury 5 North of Hanwell Fields. Table 4 and the Plan will need to be amended if these sites are taken out.

Rep ID No.	First Name	Surname	Organisation	Change No.	Section of PSLP	Location of Change	Changes sought	Comments
185	Sarah	Hamilton-Foy	Pegasus Group / Persimmon Homes	28	Executive Summary	Table 4 Proposed Strategic Housing Allocations in Bicester and Banbury 2011-2031		Supports the proposed wording change
207	Rob	Kinchin-Smith	Banbury Civic Society	28	Executive Summary	Table 4 Proposed Strategic Housing Allocations in Bicester and Banbury 2011-2031		Changes to the housing allocations noted. Concerned over the allocations at Banbury.
210	Angela	Reeve	Doelittle Real Estate / CEMEX UK Limited	28	Executive Summary	Table 4 Proposed Strategic Housing Allocations in Bicester and Banbury 2011-2031		The CEMEX site should be included as part of the Banbury 1 site.
211	David	Keene	David Lock Associates / Gallagher Estates Ltd (Gavray Drive)	28	Executive Summary	Table 4 Proposed Strategic Housing Allocations in Bicester and Banbury 2011-2031		Land at Gavray Drive is no longer a strategic housing allocation and has been removed from the Proposals Map and Housing Trajectory. The High Court quashed renewal of outline permission on account of a technical breach of the EIA regulations. The application will need to be redetermined by the Council. There is a valid planning consent therefore the site should remain as a strategic housing allocation. A new policy is needed if this is followed.
212	David	Keene	David Lock Associates / Gallagher Estates Ltd	28	Executive Summary	Table 4 Proposed Strategic Housing Allocations in Bicester and Banbury 2011-2031	There should be a site specific policy for Wykham Park Farm similar to other strategic allocations. A suggested policy has been provided.	The Plan should include Wykham Park Farm as a strategic housing allocation which is supported by the evidence base. There is over reliance on Canalside to meet a larger proportion of housing growth in Banbury. The Council has considered that Salt Way should be defined as a settlement boundary. Salt Way is not considered to be of exceptional landscape character, its physical characteristics being typical of many greenways in the vicinity. Outline planning application for 1000 homes to be considered by the Council. The development could commence in 2014/15 and should be referenced in the housing trajectory and Proposals Map. There should be a site specific policy for Wykham Park Farm for a mixed use development. Housing delivery rate at Canalside is questioned and there is no evidence to support this allocation. Canalside should be considered as a "Housing Reserve Area" and not to be included in the housing trajectory.
236	S	Brown	Woolf Bond Planning LLP / Miller Strategic Land	28	Executive Summary	Table 4 Proposed Strategic Housing Allocations in Bicester and Banbury 2011-2031		Clarification needed on the reduction of 200 dwellings in Banbury. There is no evidence to support this. Land West of Warwick Road, Banbury could help accommodate the 200 dwellings. Object to the allocation of Banbury 2 as it contradicts the evidence base.
241	Kathryn	Ventham	Barton Wilmore / Taylor Wimpey South West	28	Executive Summary	Table 4 Proposed Strategic Housing Allocations in Bicester and Banbury 2011-2031	Include land to the south of Skimmerdish Lane as an allocation for approximately 60 dwellings within Table 4 of the Local Plan.	Allocations in Banbury and Bicester should be increased. Opportunity on land to the south of Skimmerdish Lane to the south of the RAF Bicester and North East Bicester Business Park. The site could deliver circa 60 dwellings. The Plan should include this site as an allocation, but also consider smaller sites which will help with the housing land supply.

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241	Kathryn	Ventham	Barton Wilmore / Taylor Wimpey South West	28	Executive Summary	Table 4 Proposed Strategic Housing Allocations in Bicester and Banbury 2011-2031	Include land to the west of Warwick Road as an allocation for approximately 300 dwellings within Table 4 of the Local Plan.	Allocations in Banbury and Bicester should be increased. Opportunity on land to the west of Warwick Road, to the north of North Oxfordshire Academy. The site is adjacent to Banbury 5. The site could deliver circa 300 dwellings. The Plan should include the site as an allocation but also consider smaller sites which will help with the housing land supply.
258	Arron	Twamley	Savills / Taylor Wimpey and Persimmon	28	Executive Summary	Table 4 Proposed Strategic Housing Allocations in Bicester and Banbury 2011-2031		On that basis the Council are proposing to redistribute Banbury's housing allocations to Bicester it would seem sensible to reduce the number of dwellings at Bicester 12 from 400 dwellings to 325 dwellings and allocating 75 dwellings to Skimmerdish Lane. Land to south of Skimmerdish Lane should be allocated for up to 75 houses. The site does not constitute green space or public open space.
303	Arron	Twamley	Savills / Barwood Strategic Land II LLP	28	Executive Summary	Table 4 Proposed Strategic Housing Allocations in Bicester and Banbury 2011-2031		Concerns raised over Banbury 1. The site currently comprises over 40 separate freehold ownerships and many more leasehold interests. The only way to redevelop the site is by complex compulsory purchase which will take many years to implement. There could be viability issues. The Plan does not allocate additional land for employment use within Banbury therefore existing businesses at the site will find it difficult to remain within the town. There is no substantial evidence to show how issues could be addressed or how the site could be secured.
409	Richard	Broadbent		29	Executive Summary	Locations for Community Growth: The Villages and Rural Areas		It would be more appropriate to incorporate small sites and 'windfalls' and set a target for sites of 'up to 10 homes'.
974	DJ	French	Deddington Development Watch	29	Executive Summary	Locations for Community Growth: The Villages and Rural Areas		There is no provision for the objective assessment of 'local' housing need in the rural areas (on sites of 10 or more dwellings) over the remainder of the Plan period up to 2031. 'Local' housing need is not defined nor are any criteria specified. It is not demonstrated, by reference to a robust evidence base that the revised allocation is responsive to aggregate anticipated actual year on year local housing need in the 23 rural villages. CRAITLUS states that workers from Group 1 and 2 villages travel 14 miles to work whilst residents in Deddington travel 37.5 miles to work (2001 Census). An up to date housing needs assessment needed.
207	Rob	Kinchin-Smith	Banbury Civic Society	29	Executive Summary	Locations for Community Growth: The Villages and Rural Areas		Changes to the housing allocations noted. Concerned over the allocations at Banbury.
220	Andrew	Hornsby-Smith		29	Executive Summary	Locations for Community Growth: The Villages and Rural Areas	There should be a compensating statement to indicate that these are minimum targets, such that, once the Kidlington Masterplan or the Local Neighbourhoods DPD identifies actual local need in the Kidlington area.	Growth in rural areas and Kidlington are restricted to the numbers included in the Plan. It is not reasonable to suggest that needs originating in Kidlington should be met in Bicester or further afield.

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224	David	French		29	Executive Summary	Locations for Community Growth: The Villages and Rural Areas	Paragraph C.236 should be reinstated as "Applications for planning permission (on sites of 10 or more dwellings) should be supported by an up to date local housing needs assessment in respect of the current identified housing need of people who live and (if in employment) work in the village where the application site is located, or work relatively close by, and for the following 4 years".	There is no provision for the objective assessment of 'local' housing need in the rural areas (on sites of 10 or more dwellings) over the remainder of the Plan period up to 2031. It is unclear whether the allocation relates to the anticipated requirements of people who live and, if in employment, work in the locality, or whether it also includes workers who choose to sleep in a particular village but who commute to a place of work some distance away. Paragraph C.236 should be reinstated with new wording.
227	Grahame	Handley		29	Executive Summary	Locations for Community Growth: The Villages and Rural Areas	Paragraph C.236 should be reinstated as "Applications for planning permission (on sites of 10 or more dwellings) should be supported by an up to date local housing needs assessment in respect of the current identified housing need of people who live and (if in employment) work in the village where the application site is located, or work relatively close by, and for the following 4 years".	There is no provision for the objective assessment of 'local' housing need in the rural areas (on sites of 10 or more dwellings) over the remainder of the Plan period up to 2031. It is unclear whether the allocation relates to the anticipated requirements of people who live and, if in employment, work in the locality, or whether it also includes workers who choose to sleep in a particular village but who commute to a place of work some distance away. Paragraph C.236 should be reinstated with new wording.
97	D J	French	Deddington Development Watch	30	Executive Summary	Locations for Community Growth: The Villages and Rural Areas		There is no provision for the objective assessment of 'local' housing need in the rural areas (on sites of 10 or more dwellings) over the remainder of the Plan period up to 2031. 'Local' housing need is not defined nor are any criteria specified. It is not demonstrated, by reference to a robust evidence base that the revised allocation is responsive to aggregate anticipated actual year on year local housing need in the 23 rural villages. CRAITLUS states that workers from Group 1 and 2 villages travel 14 miles to work whilst residents in Deddington travel 37.5 miles to work (2001 Census). An up to date housing needs assessment needed.
207	Rob	Kinchin-Smith	Banbury Civic Society	30	Executive Summary	Locations for Community Growth: The Villages and Rural Areas		Changes to the housing allocations noted. Concerned over the allocations at Banbury.
224	David	French		30	Executive Summary	Locations for Community Growth: The Villages and Rural Areas	Paragraph C.236 should be reinstated as "Applications for planning permission (on sites of 10 or more dwellings) should be supported by an up to date local housing needs assessment in respect of the current identified housing need of people who live and (if in employment) work in the village where the application site is located, or work relatively close by, and for the following 4 years".	There is no provision for the objective assessment of 'local' housing need in the rural areas (on sites of 10 or more dwellings) over the remainder of the Plan period up to 2031. It is unclear whether the allocation relates to the anticipated requirements of people who live and, if in employment, work in the locality, or whether it also includes workers who choose to sleep in a particular village but who commute to a place of work some distance away. Paragraph C.236 should be reinstated with new wording.

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227	Grahame	Handley		30	Executive Summary	Locations for Community Growth: The Villages and Rural Areas	Paragraph C.236 should be reinstated as "Applications for planning permission (on sites of 10 or more dwellings) should be supported by an up to date local housing needs assessment in respect of the current identified housing need of people who live and (if in employment) work in the village where the application site is located, or work relatively close by, and for the following 4 years".	There is no provision for the objective assessment of 'local' housing need in the rural areas (on sites of 10 or more dwellings) over the remainder of the Plan period up to 2031. It is unclear whether the allocation relates to the anticipated requirements of people who live and, if in employment, work in the locality, or whether it also includes workers who choose to sleep in a particular village but who commute to a place of work some distance away. Paragraph C.236 should be reinstated with new wording.
44	Vic	Keeble	Chesterton Parish Council	31	Executive Summary	Locations for Community Growth: The Villages and Rural Areas - Table 5 Distribution of Housing in the Rural Areas		A revised village grouping reflecting current planning permissions is more realistic.
97	D J	French	Deddington Development Watch	31	Executive Summary	Locations for Community Growth: The Villages and Rural Areas - Table 5 Distribution of Housing in the Rural Areas		Table 5 does not specify a maximum size for rural developments. 'Local' housing need in the context of the rural villages is unlikely to warrant major or large-scale development in an individual village. The policy encourages development on greenfield sites in the countryside instead of protecting the natural environment. Impact on the subsequently identified local housing need between adoption and 2031. It would risk the imposition of disproportionately large developments on individual villages. It would encourage dormitory developments. Suggest including a maximum number of new dwellings for sites in villages.
97	D J	French	Deddington Development Watch	31	Executive Summary	Locations for Community Growth: The Villages and Rural Areas - Table 5 Distribution of Housing in the Rural Areas		There is no provision for the objective assessment of 'local' housing need in the rural areas (on sites of 10 or more dwellings) over the remainder of the Plan period up to 2031. 'Local' housing need is not defined nor are any criteria specified. It is not demonstrated, by reference to a robust evidence base that the revised allocation is responsive to aggregate anticipated actual year on year local housing need in the 23 rural villages. CRAITLUS states that workers from Group 1 and 2 villages travel 14 miles to work whilst residents in Deddington travel 37.5 miles to work (2001 Census). An up to date housing needs assessment needed.
127	Valerie	Russell	Bodicote Parish Council	31	Executive Summary	Locations for Community Growth: The Villages and Rural Areas / Table 5 Distribution of Housing in the Rural Areas		Supports the proposed table change

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174	Theresa	Goss	Adderbury Parish Council	31	Executive Summary	Locations for Community Growth: The Villages and Rural Areas - Table 5 Distribution of Housing in the Rural Areas		Adderbury should not be in the group identified as there is a lack of services provided in the village.
192	Theresa	Goss	Bloxham Parish Council	31	Executive Summary	Locations for Community Growth: The Villages and Rural Areas - Table 5 Distribution of Housing in the Rural Areas		Agrees, in view of the amount of development that has recently taken place in Bloxham, that a proportion of these dwellings may be feasible to be considered in the drawing up of a Neighbourhood Development Plan for Bloxham. However, it considers that any future developments need to be agreed following sound site appraisals.
197	Dominic	Lawson	Dominic Lawson Bespoke Planning Ltd / Gracewell Healthcare	31	Executive Summary	Locations for Community Growth: The Villages and Rural Areas - Table 5 Distribution of Housing in the Rural Areas		Object to the reduction in the housing allowance for large villages due to the increase in the envisaged housing supply on the major allocations in Banbury and Bicester. The Plan should allocate more homes to rural areas to allow flexibility and not over relying on delivery rates at Banbury and Bicester.
207	Rob	Kinchin-Smith	Banbury Civic Society	31	Executive Summary	Locations for Community Growth: The Villages and Rural Areas - Table 5 Distribution of Housing in the Rural Areas		Changes to the housing allocations noted. Concerned over the allocations at Banbury.
224	David	French		31	Executive Summary	Locations for Community Growth: The Villages and Rural Areas - Table 5 Distribution of Housing in the Rural Areas	Paragraph C.235 should be amended as follows: Insert "and should generally not exceed 20 dwellings" at the end of the 3rd sentence.	A maximum size for rural developments has not been set. A maximum of 20 dwellings per site would be more appropriate with a view to ensuring a proportionate distribution of housing growth amongst the rural villages. Paragraph C.235 to be amended.
224	David	French		31	Executive Summary	Locations for Community Growth: The Villages and Rural Areas - Table 5 Distribution of Housing in the Rural Areas	Paragraph C.236 should be reinstated as follows: "Applications for planning permission (on sites of 10 or more dwellings) should be supported by an up to date local housing needs assessment in respect of the current identified housing need of people who live and (if in employment) work in the village where the application site is located, or work relatively close by, and for the following 4 years".	There is no provision for the objective assessment of 'local' housing need in the rural areas (on sites of 10 or more dwellings) over the remainder of the Plan period up to 2031. It is unclear whether the allocation relates to the anticipated requirements of people who live and, if in employment, work in the locality, or whether it also includes workers who choose to sleep in a particular village but who commute to a place of work some distance away. Paragraph C.236 should be reinstated with new wording.



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227	Grahame	Handley		31	Executive Summary	Locations for Community Growth: The Villages and Rural Areas - Table 5 Distribution of Housing in the Rural Areas	Paragraph C.236 should be reinstated as "Applications for planning permission (on sites of 10 or more dwellings) should be supported by an up to date local housing needs assessment in respect of the current identified housing need of people who live and (if in employment) work in the village where the application site is located, or work relatively close by, and for the following 4 years".	There is no provision for the objective assessment of 'local' housing need in the rural areas (on sites of 10 or more dwellings) over the remainder of the Plan period up to 2031. It is unclear whether the allocation relates to the anticipated requirements of people who live and, if in employment, work in the locality, or whether it also includes workers who choose to sleep in a particular village but who commute to a place of work some distance away. Paragraph C.236 should be reinstated with new wording.
236	S	Brown	Woolf Bond Planning LLP / Miller Strategic Land	31	Executive Summary	Locations for Community Growth: The Villages and Rural Areas - Table 5 Distribution of Housing in the Rural Areas		The categorisation of Bloxham is questioned. Bloxham is one of the District's most sustainable villages. Housing allocations in rural villages is not based on a robust assessment of actual housing need required in the rural areas.
97	D J	French	Deddington Development Watch	32	Executive Summary	Locations for Community Growth: The Villages and Rural Areas		There is no provision for the objective assessment of 'local' housing need in the rural areas (on sites of 10 or more dwellings) over the remainder of the Plan period up to 2031. 'Local' housing need is not defined nor are any criteria specified. It is not demonstrated, by reference to a robust evidence base that the revised allocation is responsive to aggregate anticipated actual year on year local housing need in the 23 rural villages. CRATLUS states that workers from Group 1 and 2 villages travel 14 miles to work whilst residents in Deddington travel 37.5 miles to work (2001 Census). An up to date housing needs assessment needed.
207	Rob	Kinchin-Smith	Banbury Civic Society	32	Executive Summary	Locations for Community Growth: The Villages and Rural Areas		Changes to the housing allocations noted. Concerned over the allocations at Banbury.
224	David	French		32	Executive Summary	Locations for Community Growth: The Villages and Rural Areas	Paragraph C.236 should be reinstated as "Applications for planning permission (on sites of 10 or more dwellings) should be supported by an up to date local housing needs assessment in respect of the current identified housing need of people who live and (if in employment) work in the village where the application site is located, or work relatively close by, and for the following 4 years".	There is no provision for the objective assessment of 'local' housing need in the rural areas (on sites of 10 or more dwellings) over the remainder of the Plan period up to 2031. It is unclear whether the allocation relates to the anticipated requirements of people who live and, if in employment, work in the locality, or whether it also includes workers who choose to sleep in a particular village but who commute to a place of work some distance away. Paragraph C.236 should be reinstated with new wording.

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227	Grahame	Handley		32	Executive Summary	Locations for Community Growth: The Villages and Rural Areas	Paragraph C.236 should be reinstated as "Applications for planning permission (on sites of 10 or more dwellings) should be supported by an up to date local housing needs assessment in respect of the current identified housing need of people who live and (if in employment) work in the village where the application site is located, or work relatively close by, and for the following 4 years".	There is no provision for the objective assessment of 'local' housing need in the rural areas (on sites of 10 or more dwellings) over the remainder of the Plan period up to 2031. It is unclear whether the allocation relates to the anticipated requirements of people who live and, if in employment, work in the locality, or whether it also includes workers who choose to sleep in a particular village but who commute to a place of work some distance away. Paragraph C.236 should be reinstated with new wording.
97	D J	French	Deddington Development Watch	33	Executive Summary	Locations for Community Growth: The Villages and Rural Areas		There is no provision for the objective assessment of 'local' housing need in the rural areas (on sites of 10 or more dwellings) over the remainder of the Plan period up to 2031. 'Local' housing need is not defined nor are any criteria specified. It is not demonstrated, by reference to a robust evidence base that the revised allocation is responsive to aggregate anticipated actual year on year local housing need in the 23 rural villages. CRAITLUS states that workers from Group 1 and 2 villages travel 14 miles to work whilst residents in Deddington travel 37.5 miles to work (2001 Census). An up to date housing needs assessment needed.
207	Bob	Kinchin-Smith	Banbury Civic Society	33	Executive Summary	Locations for Community Growth: The Villages and Rural Areas		Changes to the housing allocations noted. Concerned over the allocations at Banbury.
224	David	French		33	Executive Summary	Locations for Community Growth: The Villages and Rural Areas	Paragraph C.236 should be reinstated as "Applications for planning permission (on sites of 10 or more dwellings) should be supported by an up to date local housing needs assessment in respect of the current identified housing need of people who live and (if in employment) work in the village where the application site is located, or work relatively close by, and for the following 4 years".	There is no provision for the objective assessment of 'local' housing need in the rural areas (on sites of 10 or more dwellings) over the remainder of the Plan period up to 2031. It is unclear whether the allocation relates to the anticipated requirements of people who live and, if in employment, work in the locality, or whether it also includes workers who choose to sleep in a particular village but who commute to a place of work some distance away. Paragraph C.236 should be reinstated with new wording.
227	Grahame	Handley		33	Executive Summary	Locations for Community Growth: The Villages and Rural Areas	Paragraph C.236 should be reinstated as "Applications for planning permission (on sites of 10 or more dwellings) should be supported by an up to date local housing needs assessment in respect of the current identified housing need of people who live and (if in employment) work in the village where the application site is located, or work relatively close by, and for the following 4 years".	There is no provision for the objective assessment of 'local' housing need in the rural areas (on sites of 10 or more dwellings) over the remainder of the Plan period up to 2031. It is unclear whether the allocation relates to the anticipated requirements of people who live and, if in employment, work in the locality, or whether it also includes workers who choose to sleep in a particular village but who commute to a place of work some distance away. Paragraph C.236 should be reinstated with new wording.

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207	Rob	Kinchin-Smith	Banbury Civic Society	34	Executive Summary	Affordable Housing		Changes to the housing allocations noted. Concerned over the allocations at Banbury.
230	Patricia	Redpath	Kidlington Parish Council	34	Executive Summary	Affordable Housing	Match the qualifying threshold for Kidlington with that of the rural areas.	The housing allocation for rural areas is not based on an up to date assessment of local housing needs and that the current numbers will be inadequate to meet them. The Kidlington Masterplan should be the opportunity for resetting a new Kidlington housing target based on a new review of local needs. The small scale local review of the Green Belt should consider associated housing needs. The allocation of 50 dwellings at Kidlington is inadequate and is already exceeded by an existing sheltered accommodation proposal for 54 units within the village. The generation of new jobs will create wholly unmet local housing need. The threshold for affordable housing should be reduced from 10 to 3 in Table 6.
207	Rob	Kinchin-Smith	Banbury Civic Society	35	Executive Summary	Affordable Housing		Changes to the housing allocations noted. Concerned over the allocations at Banbury.
230	Patricia	Redpath	Kidlington Parish Council	35	Executive Summary	Affordable Housing	Match the qualifying threshold for Kidlington with that of the rural areas.	The housing allocation for rural areas is not based on an up to date assessment of local housing needs and that the current numbers will be inadequate to meet them. The Kidlington Masterplan should be the opportunity for resetting a new Kidlington housing target based on a new review of local needs. The small scale local review of the Green Belt should consider associated housing needs. The allocation of 50 dwellings at Kidlington is inadequate and is already exceeded by an existing sheltered accommodation proposal for 54 units within the village. The generation of new jobs will create wholly unmet local housing need. The threshold for affordable housing should be reduced from 10 to 3 in Table 6.
174	Terresa	Goss	Adderbury Parish Council	36	Executive Summary	Ensuring Delivery		The provision for increased infrastructure such as schools has not been adequately covered.
207	Rob	Kinchin-Smith	Banbury Civic Society	36	Executive Summary	Ensuring Delivery		Changes to the housing allocations noted. Concerned over the allocations at Banbury.
263	Jacqui	Cox	Oxfordshire County Council	36	Executive Summary	Ensuring Delivery		Supports the proposed removal of text. Amend the sentence as "The Local Plan includes provision for a range of key infrastructure such as schools, strategic highway improvements and 'green' infrastructure".
284	J	Burrett		36	Executive Summary	Ensuring Delivery		The proposed relief road at South East Bicester will greatly increase the noise in Wendlebury; will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running"; the amount of land which would be taken up with a dual carriageway road to join the A41 just north of Wendlebury. Detail of mitigation measures is unknown.
105	Janice	Parke	Cerda Planning / CALA Homes (Midlands) Ltd	38	Introduction	1.6		The suggested change is overly restrictive. It is suggested that the policy should make clear that adverse environmental impacts can be the subject of mitigation in order to allow development to proceed. The policy should also make clear that growth should avoid unacceptable adverse environmental impacts. Fails the provisions of the NPPF by not demonstrating a five year housing land supply.

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303	Arron	Twamley	Savills / Barwood Strategic Land II LLP	38	Introduction	1.6		Sprawl' will be avoided providing that development has been properly planned for and is located within a sustainable location, in accordance with the principles set out within the NPPF.
186	Sarah	Turner		39	Introduction	1.13	Reinstate previous wording for 2nd bullet point.	Previous wording of the 2nd bullet point was clearer and more appropriate.
303	Arron	Twamley	Savills / Barwood Strategic Land II LLP	39	Introduction	1.13		Supports the proposed wording change
236	S	Brown	Woolf Bond Planning LLP / Miller Strategic Land	42	Introduction	1.21		The continued use of the housing requirement set in South East Plan raises concern. The Plan must be based upon objectively assessed development requirements (the SHMA). The Council will need to work with neighbouring authorities as well as producing a SHLAA to establish a realistic assumptions about the availability, suitability of land to meet the identified need for housing. There is no evidence to support the suggested windfall allowance. The production of SHMA and Duty to Cooperate are essential and must feed into the Plan. The Plan should identify Land at Warwick Road, Banbury as a housing allocation to provide for approximately 300 dwellings. The Housing Trajectory will need reviewing in particular the windfall allowance and the delivery rate at Canalside. Guidance and clarification needed on housing growth at rural villages.
236		Brown	Woolf Bond Planning LLP / Miller Strategic Land	43	Introduction	1.22		The continued use of the housing requirement set in South East Plan raises concern. The Plan must be based upon objectively assessed development requirements (the SHMA). The Council will need to work with neighbouring authorities as well as producing a SHLAA to establish a realistic assumptions about the availability, suitability of land to meet the identified need for housing. There is no evidence to support the suggested windfall allowance. The production of SHMA and Duty to Cooperate are essential and must feed into the Plan. The Plan should identify Land at Warwick Road, Banbury as a housing allocation to provide for approximately 300 dwellings. The Housing Trajectory will need reviewing in particular the windfall allowance and the delivery rate at Canalside. Guidance and clarification needed on housing growth at rural villages.
105	Janice	Parke	Cerda Planning / CALA Homes (Midlands) Ltd	44	Introduction	1.23		The Local Plan has been prepared to respond to regional and sub-regional objectives and be completed and implemented to deliver the growth envisaged in the South East Plan. This significantly underplays the districts housing requirements therefore not meeting the full objectively assessed housing needs. Absence of revisiting housing figures indicates a failure in the Councils duty to cooperate given that neighbouring authorities are bringing forward plans and re-considering their approach to housing need and delivery. The Interim Household Projections (2011) shows an increase housing requirement for the district from 670 dwellings per annum to 688 per annum.
174	Theresa	Goss	Adderbury Parish Council	44	Introduction	1.23		The rate of housing delivery from the South East Plan has continued to be used which is likely to lead to an overprovision of housing which will not be reflected in what the market will deliver.

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185	Stephen	Bawtree	Pegasus Group / Persimmon Homes	44	Introduction	1.23		Supports the proposed wording change
236	S	Brown	Woolf Bond Planning LLP / Miller Strategic Land	44	Introduction	1.23		The continued use of the housing requirement set in South East Plan raises concern. The Plan must be based upon objectively assessed development requirements (the SHMA). The Council will need to work with neighbouring authorities as well as producing a SHLAA to establish a realistic assumptions about the availability, suitability of land to meet the identified need for housing. There is no evidence to support the suggested windfall allowance. The production of SHMA and Duty to Cooperate are essential and must feed into the Plan. The Plan should identify Land at Warwick Road, Banbury as a housing allocation to provide for approximately 300 dwellings. The Housing Trajectory will need reviewing in particular the windfall allowance and the delivery rate at Canalside. Guidance and clarification needed on housing growth in rural villages.
236	S	Brown	Woolf Bond Planning LLP / Miller Strategic Land	45	Introduction	1.31		The continued use of the housing requirement set in South East Plan raises concern. The Plan must be based upon objectively assessed development requirements (the SHMA). The Council will need to work with neighbouring authorities as well as producing a SHLAA to establish a realistic assumptions about the availability and suitability of land to meet the identified need for housing. There is no evidence to support the suggested windfall allowance. The production of SHMA and Duty to Cooperate are essential and must feed into the Plan. The Plan should identify Land at Warwick Road, Banbury as a housing allocation to provide for approximately 300 dwellings. The Housing Trajectory will need reviewing in particular the windfall allowance and the delivery rate at Canalside. Guidance and clarification needed on housing growth at rural villages.
236	S	Brown	Woolf Bond Planning LLP / Miller Strategic Land	46	Introduction	1.39		The continued use of the housing requirement set in South East Plan raises concern. The Plan must be based upon objectively assessed development requirements (the SHMA). The Council will need to work with neighbouring authorities as well as producing a SHLAA to establish a realistic assumptions about the availability and suitability of land to meet the identified need for housing. There is no evidence to support the suggested windfall allowance. The production of SHMA and Duty to Cooperate are essential and must feed into the Plan. The Plan should identify Land at Warwick Road, Banbury as a housing allocation to provide for approximately 300 dwellings. The Housing Trajectory will need reviewing in particular the windfall allowance and the delivery rate at Canalside. Guidance and clarification needed on housing growth in rural villages.
174	Theresa	Goss	Adderbury Parish Council	47	Introduction	1.49		The level of growth anticipated appears not to be substantiated both for the effects of economic activity certainly in the short term and the level of migration and population growth.

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220	Andrew	Hornsby-Smith		49	Introduction	1.52	Reference should be made on Kidlington Masterplan. Clarify throughout the Plan the role of the Kidlington Masterplan and the Local Neighbourhoods DPD.	The Kidlington Masterplan has not been referenced. The Masterplan has been presented as essential in delivering necessary change for Kidlington to the Parish Council however this has been downgraded by the Plan. The role of the Kidlington Masterplan and the Local Neighbourhoods DPD is unclear.
127	Valerie	Russell	Bodicote Parish Council	50	Introduction	1.53		Supports the proposed wording change. Green Buffer zones, particularly to the south of Banbury and around Bodicote are vital for the future.
303	Arron	Twamley	Savills / Banwood Strategic Land II LLP	50	Introduction	1.53		It is evidence that the allocation of land south of Banbury will not lead to 'coalescence with villages'. Specifically it will not lead to the coalescent with Bloxham.
47	Martin	Small	English Heritage	52	Strategy for Development in Cherwell	A.9		Supports the proposed wording change
207	Rob	Kinchin-Smith	Banbury Civic Society	52	Strategy for Development in Cherwell	A.9		Supports the proposed wording change
185	Stephen	Bawtree	Pegasus Group / Persimmon Homes	53	Strategy for Development in Cherwell	A.11		Supports the proposed wording change
196	Peter	Atkin	Pegasus Group / Prudential Pensions Ltd	53	Strategy for Development in Cherwell	A.11	Growth across the rest of the District will be at a lesser level but will be sufficient to meet community and business needs to enhance and maintain the viability of local communities.	The majority of development in the two major towns in the District is supported. There must be recognition that there is a continuing need for new development in rural areas and that development in these areas should be encouraged. The evidence base has identified key housing issues in rural areas.
209	Angus	Bates	Bloombridge Hill Street Holdings Limited	53	Strategy for Development in Cherwell	A.11		Support the recognition that Kidlington should be targeted for economic development, featuring alongside Banbury and Bicester. Kidlington should be grouped with Banbury and Bicester rather than the rural areas. Object to the 3rd bullet point and would like the wording reinstated from the Proposed Changes. A balance of houses and jobs in Kidlington is preferred. The Plan should not mention housing growth in Kidlington which could be addressed in the Local Neighbourhoods DPD.
220	Andrew	Hornsby-Smith		53	Strategy for Development in Cherwell	A.11	Reinstate the wording "will only be supported where it meets local needs" and delete "there will be no significant housing growth at Kidlington".	The last bullet point removes the possibility of taking on board evidence from a currently missing local assessment of housing need, and undermines of the key purposes of the proposed Local Neighbourhoods DPD and the Kidlington Masterplan which are supposed to assess local housing need. It is too restrictive.
230	Patricia	Redpath	Kidlington Parish Council	53	Strategy for Development in Cherwell	A.11	Reverse changes and deletions made to the last bullet point.	The last bullet point seems to reduce prospects for housing development by saying there will be no significant housing growth in Kidlington, and deleting "will only be supported where it meets local needs". Reverse changes and deletions made to the last bullet point.

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303	Arron	Twamley	Savills / Barwood Strategic Land II LLP	53	Strategy for Development in Cherwell	A.11		The new landscape evidence has resulted in changes to the capacity of the strategic sites within Banbury and has brought a greater imbalance in the housing distribution between Banbury and Bicester. Bicester's traffic congestion will continue to worsen due to the planned growth therefore growth should be focused at Banbury.
308	Richard	Cutler	Bloombridge Hill Street Holdings Limited	53	Strategy for Development in Cherwell	A.11		Support the recognition that Kidlington should be targeted for economic development, featuring alongside Banbury and Bicester. Kidlington should be grouped with Banbury and Bicester rather than the rural areas. Object to the 3rd bullet point and would like the wording reinstated from the Proposed Changes. A balance of houses and jobs in Kidlington is preferred. The Plan should not mention housing growth in Kidlington which could be addressed in the Local Neighbourhoods DPD.
238	Simon	Gamage	RPS Planning and Development / Banner Homes and Mr R Bratt	55	Strategy for Development in Cherwell	A.14	Reward the paragraph to make clear that this specifically supports the expansion of existing sustainable rural employment sites as well as the development of entirely new ones. Wording read as "New small scale rural employment proposals and the expansion of existing rural employment sites within rural areas will be supported if they meet the following criteria".	The Plan fails to address the development needs of the District outside of Banbury and Bicester. No target identified for the amount of employment development to the rural areas. The Plan does not distribute new development around the District toward the most sustainable locations (other than to Banbury and Bicester).
238	Simon	Gamage	RPS Planning and Development / Banner Homes and Mr R Bratt	55	Strategy for Development in Cherwell	A.14	Reward the paragraph to make clear that this specifically supports the expansion of existing sustainable rural employment sites as well as the development of entirely new ones. Wording read as "New small scale rural employment proposals and the expansion of existing rural employment sites within rural areas will be supported if they meet the following criteria". Add a new bullet point to provide for agricultural diversification proposals. "Where agricultural diversification schemes are proposed these will be supported particularly in sustainable rural locations".	The paragraph and Policy SLE 1 fails to address the development needs of the District outside of Banbury and Bicester. No target identified for the amount of employment development to the rural areas. The Plan does not distribute new development around the District toward the most sustainable locations (other than to Banbury and Bicester).
213	Laura	Wilkinson	D2 Planning Ltd / Blue Cedar Homes	56	Strategy for Development in Cherwell	A.21		Supports the proposed wording change however it is necessary that the identified need is translated into specific policies to ensure that the required housing is provided to meet the changing needs and demands. The provision of specialist accommodation for the elderly should be specified by a quantum or target to meet the growing needs of the elderly.

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185	Stephen	Bawtree	Pegasus Group / Persimmon Homes	58	Strategy for Development in Cherwell	A.25	The Plan needs to be prepared having regard to the Sir John Harman Report.	Concerns on the viability of the proposal included in the Plan. Local Plan allocations should not be subject to such a scale of obligations, standards and policy burdens that cumulatively threatens the Plan's viability. Reference made to Sir John Harman Report "Viability Testing Local Plans".
207	Rob	Kinchin-Smith	Banbury Civic Society	58	Strategy for Development in Cherwell	A.25		Supports the proposed wording change
44	Vic	Keeble	Chesterton Parish Council	59	Strategy for Development in Cherwell	Our Strategic Objectives for Ensuring Sustainable Development		SO13: Would the objective be applied to the Eco-Town exemplar phase? The outline plans suggest not, given the provision for car parking.
127	Valerie	Russell	Bodicote Parish Council	59	Strategy for Development in Cherwell	Our Strategic Objectives for Ensuring Sustainable Development		The paragraph conflicts with the proposed relocation of Banbury United FC to BAN12 as this will increase the use of the private car.
174	Theresa	Goss	Adderbury Parish Council	59	Strategy for Development in Cherwell	Our Strategic Objectives for Ensuring Sustainable Development		The policy fails to ensure effective delivery of services to vulnerable and impaired mobility groups. Adequate access to appropriate local services should be a condition of any further development.
186	Sarah	Turner		59	Strategy for Development in Cherwell	Our Strategic Objectives for Ensuring Sustainable Development		Support the proposed wording change
109	David	Coates	Kingerlee Homes	60	Strategy for Development in Cherwell	New Paragraph A.28	The Council needs to provide clear evidence of the outcomes of having cooperated with adjoining authorities. If none can be provided then the Plan should be withdrawn.	There is no reference to or evidence of the Council having complied with the Duty to Cooperate. Simply stating the requirement without providing any evidence of having done so and, as a consequence, commenting on the outcomes does not satisfy the duty. This change appears to have been added as an afterthought. The Council needs to provide clear evidence of the outcomes of having cooperated with adjoining authorities. If none can be provided then the Plan should be withdrawn.
149	Tom	Ashley	Turnberry Planning / Merton College	60	Strategy for Development in Cherwell	New Paragraph A.28		The scale of housing need in Oxford should be considered. The proposed wording does not comply with the Duty to Cooperate as it does not explicitly recognise the issue of acute housing need in Oxford City, or give a commitment to actively working towards a cross boundary solution. Suggest adding "Constructively engage in an inter-authority process to identify strategic housing sites in the Oxford Housing Market Area to accommodate the acute unmet housing needs in Oxford City".
178	Michael	Crofton Briggs	Oxford City Council	60	Strategy for Development in Cherwell	New Paragraph A.28		Supports the proposed wording change, however would like the paragraph expanded to incorporate any wording agreed by Strategic Planning and Infrastructure Partnership before the submission of the Local Plan.
204	James	Stevens	Home Builders Federation	60	Strategy for Development in Cherwell	New Paragraph A.28		The new Duty to Cooperate paragraph is an afterthought and it appears that consideration of actual and potential cross border challenges have not informed the development of the Local Plan. The Council should consider neighbouring authorities housing requirements and identify the potential impacts they may have on the District. An up to date SHMA is needed.



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212	David	Keene	David Lock Associates on behalf of Gallagher Estates Ltd	60	Strategy for Development in Cherwell	New Paragraph A.28	A more up to date SHMA is required.	There is little evidence to demonstrate how Duty to Cooperate has informed the plan making. The Council has continued to use the housing requirements set in the South East Plan. A more up to date SHMA is required and consideration is needed on the impacts from the neighbouring authorities.
236	S	Brown	Woolf Bond Planning LLP / Miller Strategic Land	60	Strategy for Development in Cherwell	New Paragraph A.28		The continued use of the housing requirement set in South East Plan raises concern. The Plan must be based upon objectively assessed development requirements (the SHMA). The Council will need to work with neighbouring authorities as well as producing a SHLAA to establish realistic assumptions about the availability and suitability of land to meet the identified need for housing. There is no evidence to support the suggested windfall allowance. The production of SHMA and Duty to Cooperate are essential and must feed into the Plan. The Plan should identify Land at Warwick Road, Banbury as a housing allocation to provide for approximately 300 dwellings. The Housing Trajectory will need reviewing in particular the windfall allowance and the delivery rate at Canalside. Guidance and clarification needed on housing growth in rural villages.
252	Oliver	Taylor	Framptons Planning / Mintondale Developments Ltd	60	Strategy for Development in Cherwell	New Paragraph A.28		A joint SHMA with Stratford on Avon Council or South Northamptonshire Council has not been prepared. The statutory Duty to Cooperate has not been discharged by the Council.
105	White	Parkes	Cerda Planning / CALA Homes (Midlands) Ltd	61	Strategy for Development in Cherwell	New Policy		The Policy should be extended to make clear that at all times, the Council should ensure they identify and update annually a supply of developable housing sites that forms part of the five year housing land supply. To address the housing shortfall, the Plan could allocate a greater number of smaller sites both around the sustainable main centres such as Bicester, but also in sustainable rural locations such as Adderbury. This will make the plan inherently flexible and able to adapt to rapid change.
129	Tim	Hibbert		61	Strategy for Development in Cherwell	Policy PSD1: Presumption in Favour of Sustainable Development		There is a clear bias towards the urban centres of Banbury and Bicester to the detriment of rural communities like Wendlebury. There is no study or evidence to show the impact of Bicester's expansion on Wendlebury.
174	Theresa	Goss	Adderbury Parish Council	61	Strategy for Development in Cherwell	New Policy		Presumption in favour of sustainable development embodies the planning requirement to provide easy access to local services.
185	Stephen	Bawtree	Pegasus Group / Persimmon Homes	61	Strategy for Development in Cherwell	New Policy		Supports the proposed wording change. Authorities are required to assess the likely cumulative impact on development in their area of all existing and proposed local and national standards.

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186	Sarah	Turner		61	Strategy for Development in Cherwell	New Policy	Reword the policy to read "The Council will always work proactively with applicants jointly to find solutions which secure development that improves the economic, social and environmental conditions in the area". Complete the final paragraph.	Policy PSD1 appears to be a very sweeping statement, which could leave the Council unable to defend against inappropriate proposals. The final paragraph is incomplete.
196	Russell	Spencer	Gladman Developments Ltd	61	Strategy for Development in Cherwell	New Policy		Policy PSD1 is supported however the Policy should be worded to make it absolutely clear that the definition of "out of date" matches that within the NPPF.
207	Rob	Kinchin-Smith	Banbury Civic Society	61	Strategy for Development in Cherwell	New Policy		Supports the proposed wording change
210	Angela	Reeve	Dorothea Real Estate / CEMEX UK Limited	61	Strategy for Development in Cherwell	New Policy		Supports the proposed wording change
252	Oliver	Taylor	Framptons Planning / Mintondale Developments Ltd	61	Strategy for Development in Cherwell	New Policy		Supports the proposed wording change
288	Anne	Hibbert		61	Strategy for Development in Cherwell	New Policy		There is a clear bias towards the urban centres of Banbury and Bicester to the detriment of rural communities like Wendlebury. There is no evidence to show the impact of Bicester's expansion on Wendlebury.
209	Angus	Bates	Bloombridge Hill Street Holdings Limited	62	Theme One: Policies for Developing a Sustainable Local Economy	B.7		Investment in high-tech industries at Langford Lane is supported.
308	Richard	Cutler	Bloombridge Hill Street Holdings Limited	62	Theme One: Policies for Developing a Sustainable Local Economy	B.7		Investment in high-tech industries at Langford Lane is supported.
303	Arron	Twamley	Savills / Barwood Strategic Land II LLP	64	Theme One: Policies for Developing a Sustainable Local Economy	B.13		Whilst Table 1 has been updated to take into account completions and the recent permission at Banbury 6 it remains unclear why further land has not been allocated for development within Banbury. Banbury is a primary regional centre and should therefore be the main focus for growth within the district up to 2031.

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134	Hannah	Smith	Indigo Planning / Albion Land Ltd	68	Theme One: Policies for Developing a Sustainable Local Economy	B.21		Bicester 11 should include other uses such as B1, B2 and or B8 and not be restricted to only B1 uses.
210	Angela	Reeve	Doelofte Real Estate / CEMEX UK Limited	70	Theme One: Policies for Developing a Sustainable Local Economy	B.30		Supports the proposed wording change
238	Simon	Gamage	RPS Planning and Development / Banner Homes and Mr R Bratt	72	Theme One: Policies for Developing a Sustainable Local Economy	B.34	Include a fourth criterion: "Improvement and appropriate expansion and redevelopment of existing employment sites and reuse of existing buildings and brownfield sites (reflecting their historic or cultural significance where appropriate)".	The Plan fails to address the development needs of the District outside of Banbury and Bicester, and fails to create clear policy-based opportunities for established rural businesses to expand/improve their premises. The Plan does not provide for new rural employment development and the management of the development of existing rural employment sites and fails to recognise the contribution that the expansion of existing sustainable rural employment sites could have in delivering sustainable development.
134	Hannah	Smith	Indigo Planning / Albion Land Ltd	74	Theme One: Policies for Developing a Sustainable Local Economy	B.40		Bicester 11 needs to be more flexible and should include other uses such as B1, B2 and or B8 and not be restricted to only B1 uses.
44	Vic	Keeble	Chesterton Parish Council	75	Theme One: Policies for Developing a Sustainable Local Economy	B.41		It will be good to make reference on consideration of local residents views. E.g. The proposed Albion Land development on the Middleton Stoney/Howes Lane.
238	Simon	Gamage	RPS Planning and Development / Banner Homes and Mr R Bratt	76	Theme One: Policies for Developing a Sustainable Local Economy	B.44	Delete paragraph B.44	The Plan fails to address the development needs of the District outside of Banbury and Bicester. No target identified for the amount of employment development for rural areas. The Plan does not distribute new development around the District toward the most sustainable locations (other than to Banbury and Bicester).
210	Angela	Reeve	Doelofte Real Estate / CEMEX UK Limited	78	Theme One: Policies for Developing a Sustainable Local Economy	Policy SLE 1: Employment Development		The inclusion of the marketing requirement should be reconsidered.

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218	R	Jones	John Phillips Planning Consultancy / Dr R Jones	78	Theme One: Policies for Developing a Sustainable Local Economy	Policy SLE 1: Employment Development		The Policy should be more flexible to include the recognition that employment sites on the periphery of the settlement can be developed without harm to surrounding land, and would require little in the way of additional infrastructure.
225	Alex	Arrol	Savills / Kennet Properties Ltd/Thames Water Group	78	Theme One: Policies for Developing a Sustainable Local Economy	Policy SLE 1: Employment Development		No overall requirement of employment land is set for the Plan period. There is no overarching framework upon which to ascertain whether the site allocations will meet objectively identified development requirements. Employment land is identified in the individual strategic allocations however there is no reference on how this impacts on the overall need. The Plan has only allocated one employment site in Banbury which is not sufficient.
235	Serena	Page	WYG Planning	78	Theme One: Policies for Developing a Sustainable Local Economy	Policy SLE 1: Employment Development	The proposed changes to A.14 should be deleted.	The Policy would not be effective in encouraging sustainable development in Cherwell. The criteria are inclusive rather than exclusive. Inconsistent with paragraph B.21. The proposed changes to A.14 should be deleted.
237	Alex	Wilson	Barton Willmore / A2 Dominion Group	78	Theme One: Policies for Developing a Sustainable Local Economy	Policy SLE 1: Employment Development		The vision for employment is difficult to achieve. If proposals do not meet the needs of the market, then development will not occur. Further analysis and explanation required.
238	Simon	Gamage	RPS Planning and Development / Banner Homes and Mr R Bratt	78	Theme One: Policies for Developing a Sustainable Local Economy	Policy SLE 1: Employment Development	Add a new bullet point to provide for agricultural diversification proposals. "Where agricultural diversification schemes are proposed these will be supported particularly in sustainable rural locations".	The Plan fails to address the development needs of the District outside of Banbury and Bicester. No target identified for the amount of employment development to the rural areas. The Plan does not distribute new development around the District toward the most sustainable locations (other than to Banbury and Bicester).
238	Simon	Gamage	RPS Planning and Development / Banner Homes and Mr R Bratt	78	Theme One: Policies for Developing a Sustainable Local Economy	Policy SLE 1: Employment Development	Reword the paragraph to make clear that this specifically supports the expansion of existing sustainable rural employment sites as well as the development of entirely new ones. Wording read as "New small scale rural employment proposals and the expansion of existing rural employment sites within rural areas will be supported if they meet the following criteria". Add a new bullet point to provide for agricultural diversification proposals. "Where agricultural diversification schemes are proposed these will be supported particularly in sustainable rural locations".	The paragraph and Policy SLE 1 fails to address the development needs of the District outside of Banbury and Bicester. No target identified for the amount of employment development for the rural areas. The Plan does not distribute new development around the District toward the most sustainable locations (other than to Banbury and Bicester).

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245	Damién	Holdstock	Turley Associates / I M Properties Ltd	78	Theme One: Policies for Developing a Sustainable Local Economy	Policy SLE 1: Employment Development	The Plan should address the identified need set out against the high growth scenario which was stated in the Employment Land Review Update. This will ensure that there is a greater choice of sites for the market, and avoid overreliance on only a handful of sites which may be unduly delayed, or may not be capable of providing the form of development attractive to the market. The Plan should allocate further sites based on an up to date review of available sites, the existing employment land position and the proposed form of development achievable and supported for those employment sites already identified in the Plan.	The Plan does not allocate sufficient land for B2 and B8 employment uses. There is only a limited number of sites allocated for B2 and B8 employment uses and there is uncertainty over the mix of uses expected to be delivered on these sites. Concerned that the sites allocated for B2 and B8 uses have not considered the form of development which can be achieved, and will be supported on these sites. The employment strategy does not reflect the likely loss of employment land through the LXB Banbury Gateway and Kraft scheme. Requirement for B2 and B8 uses is unknown. The Plan should address the identified need set out against the high growth scenario which was stated in the Employment Land Review Update. The Plan should allocate further employment sites.
251	Nick	Alston	GVA / Oxford Aviation Services Ltd	78	Theme One: Policies for Developing a Sustainable Local Economy	Policy SLE 1: Employment Development		The Policy is silent on the redevelopment/regeneration of existing employment sites for employment uses. e.g. Oxford Airport. Include the following text in the policy "The redevelopment and intensification of existing employment sites for employment and complementary uses is supported in principle". Reword the policy to read "Other types of employment and complementary other uses will be considered in conjunction with the preferred uses if it makes it viable". The last paragraph should read "Where any employment sites in the district remain undeveloped or un/under-occupied and there is no reasonable prospect of the site being used for that purpose other uses will be considered, including housing.
228	Kiran	Ubbi	Turley Associates / Sainsbury's Supermarket Ltd	79	Theme One: Policies for Developing a Sustainable Local Economy			Inconsistencies exist with respect to retail policy. A number of reference to the Bicester Masterplan. The Plan should not prejudice the outcomes of the planned town centre boundary review which it does at present. Reference to the growth of Bicester town centre "...towards the improved Bicester Town Railway Station and on through to an expanded Bicester Village..." should be deleted.
257	David	Smith	Turley Associates / Scottish Widows Investment Partnership	79	Theme One: Policies for Developing a Sustainable Local Economy	B.51	The Policy should be revised to make clear that any short term negative capacity identified in the CBRE Retail Study, should not as an impediment to proposed beneficial town centre development or investment.	Significant concern is expressed that as drafted (and with its clear reliance on the CBRE Retail Study findings), the Plan could act as a disincentive to short-medium term development that will clearly support the wider aspiration to consolidate, protect and enhance established centres. There is an obvious tension between the policies within the Plan and the Retail Study evidence base. Sites to accommodate growth in Banbury town centre are supported. The Policy should be revised to make clear that any short term negative capacity identified in the CBRE Retail Study, should not be an impediment to proposed beneficial town centre development or investment.

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228	Kiran	Ubbi	Turley Associates / Sainsbury's Supermarket Ltd	80	Theme One: Policies for Developing a Sustainable Local Economy			Inconsistencies exist with respect to retail policy. A number of reference to the Bicester Masterplan. The Plan should not prejudice the outcomes of the planned town centre boundary review which it does at present. Reference to the growth of Bicester town centre "...towards the improved Bicester Town Railway Station and on through to an expanded Bicester Village..." should be deleted.
235	Serena	Page	WYG Planning	80	Theme One: Policies for Developing a Sustainable Local Economy	B.53	The paragraph should be deleted or rephrased to reiterate the sequential approach discussed elsewhere within the Plan.	The paragraph is inconsistent with other parts of the Plan which supports in-centre retail/office development in the first instance. It is inappropriate to imply a blanket restriction on any out of centre development of this nature. The paragraph should be deleted or rephrased to reiterate the sequential approach discussed elsewhere within the Plan.
281	V N	Smith	Quantock House	80	Theme One: Policies for Developing a Sustainable Local Economy	B.53		The Council is seeking to redevelop "Bolton Road" but is not rejecting 'out of town' proposals which will further reduce the need for town centre shops. This does not accord with this paragraph which does not support out of town office or retail development.
207	Rob	Kinchin-Smith	Banbury Civic Society	84	Theme One: Policies for Developing a Sustainable Local Economy	B.57		Supports the proposed wording change
82	Joanna	Male	Gregory Gray Associates / Garden Centre Group	85	Theme One: Policies for Developing a Sustainable Local Economy	Policy SLE 2: Securing Dynamic Town Centres		The policy needs to be revised to encourage proposals for sustainable development on existing retail parks, subject to the provisions outlined in the NPPF. Alternatively a new policy which would guide new development on identified retail parks, aimed at protecting the vitality and viability of the town centres whilst encouraging the sustainable development of existing enterprises. Possibility of another new policy that would address the issue of new development associated with specialist retail uses that cannot be accommodated within town centres. Consider the inclusion of Bicester Avenue Garden Centre within the adjacent employment allocations. Suggest looking at the site's potential to provide food or non-food retail development, a leisure or tourism scheme.
178	Michael	Crofton Briggs	Oxford City Council	85	Theme One: Policies for Developing a Sustainable Local Economy	Policy SLE 2: Securing Dynamic Town Centres		Supports the proposed wording change
228	Kiran	Ubbi	Turley Associates / Sainsbury's Supermarket Ltd	85	Theme One: Policies for Developing a Sustainable Local Economy	Policy SLE 2: Securing Dynamic Town Centres		The last paragraph provides no guidance or insight as to the quantified need resulting from the strategic housing allocations. A range of scale of floorspace should be indicated for the type of floorspace required for each local centre in each strategic housing allocation to ensure that sustainable communities are delivered over the plan period.

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228	Kiran	Ubbi	Turley Associates / Sainsbury's Supermarket Ltd	85	Theme One: Policies for Developing a Sustainable Local Economy			Inconsistencies exist with respect to retail policy. A number of reference to the Bicester Masterplan. The Plan should not prejudice the outcomes of the planned town centre boundary review which it does at present. Reference to the growth of Bicester town centre "...towards the improved Bicester Town Railway Station and on through to an expanded Bicester Village..." should be deleted.
235	Serena	Page	WYG Planning	85	Theme One: Policies for Developing a Sustainable Local Economy	Policy SLE 2: Securing Dynamic Town Centres	Amend paragraph to read "The Council will require a retail impact assessment for retail proposals in edge of centre or out of centre locations if they are over 2,000sqm within the catchment area of Banbury, 1,500sqm in the catchment area of Bicester, and 350sqm elsewhere".	The Policy is poorly drafted. The paragraph in respect of transport should read "Be or can be made to accessible.....". Reference to the Retail Study should be deleted as this is not necessary and is repetitive. The thresholds for retail impact assessment should be re-worded in order to provide greater clarity. Amend paragraph to read "The Council will require a retail impact assessment for retail proposals in edge of centre or out of centre locations if they are over 2,000sqm within the catchment area of Banbury, 1,500sqm in the catchment area of Bicester, and 350sqm elsewhere".
257	David	Smith	Turley Associates / Scottish Widows Investment Partnership	85	Theme One: Policies for Developing a Sustainable Local Economy	Policy SLE 2: Securing Dynamic Town Centres	Retail evidence base should be reviewed every 5 years to ensure a robust assessment of estimated capacity and appropriate planning of any identified growth in floorspace.	There is serious concern for the sites already identified for growth. Concerned over the ability of district centres to accommodate the scale of changes envisaged in CBRE's long term forecasts, potentially lending credibility to further out of centre retailing proposals. Additional out of centre retailing must be resisted. Retail evidence base should be reviewed every 5 years.
441	Paul	Keeble	Chesterton Parish Council	87	Theme One: Policies for Developing a Sustainable Local Economy	B.69		No mention of any proposals for a northern relief road since Howes Lane/Lords Lane are palpably unsuitable as a northern 'ring' road. Vandee Drive is a single carriageway road and not a dual carriageway as might be expected with more vehicles and HGVs due to new housing and employment.
601	Wilson	Clements		87	Theme One: Policies for Developing a Sustainable Local Economy	B.69	Revise the Plan and maps to take into account the existence of Ambrosden and highlight the Grade II listed buildings. Review the Green Buffer boundaries to check whether they are sufficient. Consider re-aligning the options so that they do not pass through Wretchwick Farm.	Maps from the Movement Study ignore the existence of Ambrosden which gives a false impression of the Plan's population impact. Residential properties cannot be included within Green Buffers. Residential properties at Wretchwick Farm are Grade II listed buildings however no reference has been made to this. Do not support the proposed options 2c and 3 which will pass through Wretchwick Farm however support option 2b as it will cause less impact and contain Bicester's urban sprawl. Impacts on the residential properties should be minimised if Options 2c or 3 gets decided.
64	Doug	Irvine		87	Theme One: Policies for Developing a Sustainable Local Economy	B.69	Revise the Plan and maps to take into account the existence of Ambrosden and highlight the Grade II listed buildings. Review the Green Buffer boundaries to check whether they are sufficient. Consider re-aligning the options so that they do not pass through Wretchwick Farm.	Maps from the Movement Study ignore the existence of Ambrosden which gives a false impression of the Plan's population impact. Residential properties cannot be included within Green Buffers. Residential properties at Wretchwick Farm are Grade II listed buildings however no reference has been made on this. Do not support the proposed options 2c and 3 which will pass through Wretchwick Farm however support option 2b as it will cause less impact and contain Bicester's urban sprawl. Impacts on the residential properties should be minimised if Options 2c or 3 gets decided.

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193	Brett	Chambers	Wendlebury Parish Council	87	Theme One: Policies for Developing a Sustainable Local Economy	B.69		The paragraph should also include the possible route at North West Bicester. No mention of the potential impact on Wendlebury of the proposed relief road.
207	Rob	Kinchin-Smith	Banbury Civic Society	87	Theme One: Policies for Developing a Sustainable Local Economy	B.69		Objects to the proposed wording change
243	Sarah	Chambers		87	Theme One: Policies for Developing a Sustainable Local Economy	B.69		3 routes were identified in the Bicester Movement Study therefore the Plan should make reference to all 3 routes. No mention of the potential impact on Wendlebury of the proposed relief road.
255	Brett	Chambers		87	Theme One: Policies for Developing a Sustainable Local Economy	B.69		The paragraph should also include the possible route at North West Bicester. No mention of the potential impact on Wendlebury of the proposed relief road.
263	Jacqui	Cox	Oxfordshire County Council	87	Theme One: Policies for Developing a Sustainable Local Economy	B.69		The paragraph should not be specific. Refer to either "new relief road for Bicester" or "This will include the SW Bicester Perimeter Road, ...and highway capacity improvements on peripheral routes in Bicester. .... " "highway capacity improvements to the Windsor Street/Upper Chenwell Street corridor".
301	Gerald	Baldwin		87	Theme One: Policies for Developing a Sustainable Local Economy	B.72		Ambrosden has been omitted from the Plan and Movement Study giving a false impression on the impact of the village. The chicken farm and 5 Wretchwick properties have all been designated as 'green buffer' on the Movement Study which is not the purpose of the green buffer. All 5 Wretchwick properties are Grade II listed but they do not appear as listed buildings on the Movement Study's maps. In the route maps the proposed route corridors 2C and 3C appear to pass through the Wretchwick Farm properties.
263	Jacqui	Cox	Oxfordshire County Council	88	Theme One: Policies for Developing a Sustainable Local Economy	B.72		Inclusion of the Movement Studies is supported. Amend text as "The Movement Studies propose sustainable movement and access strategies to deliver growth".
263	Jacqui	Cox	Oxfordshire County Council	89	Theme One: Policies for Developing a Sustainable Local Economy	B.73		Strategic cycle lanes does not accurately reflect the proposals in the Movement Studies. Amend text as "Consideration will be given to the implementation of walking and cycling improvements which connect to employment areas, the town centre and key services and that link urban routes with the rights of way network".



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230	Patricia	Redpath	Kidlington Parish Council	90	Theme One: Policies for Developing a Sustainable Local Economy	B.74	The words "within its existing boundaries" should be added.	This does not qualify the degree of growth potential at London Oxford Airport within its existing boundaries. The Council risks all development on the existing site and expansion beyond difficult to resist. This could draw in unwelcome and unsustainable levels of car-borne traffic, and unwelcome aircraft noise beyond the types of short runway aircraft able to use the existing runways. The words "within its existing boundaries" should be added.
263	Jacqui	Cox	Oxfordshire County Council	90	Theme One: Policies for Developing a Sustainable Local Economy	B.74		Amend the name of the airport to London Oxford Airport.
44	Vic	Keeble	Chesterton Parish Council	91	Theme One: Policies for Developing a Sustainable Local Economy	Policy SLE 4: Improved Transport and Connections		No mention of a northern relief road.
70	Charles	Routh	Natural England	91	Theme One: Policies for Developing a Sustainable Local Economy	Policy SLE 4: Improved Transport and Connections		Reference on species surveys is not sufficient. More evidence needed on the site allocations.
190	Brett	Chambers	Wendlebury Parish Council	91	Theme One: Policies for Developing a Sustainable Local Economy	Policy SLE 4: Improved Transport and Connections		It appears that the only option is South East relief road as it does not include the other possible routes.
243	Sarah	Chambers		91	Theme One: Policies for Developing a Sustainable Local Economy	Policy SLE 4: Improved Transport and Connections		3 routes were identified in the Bicester Movement Study therefore the Plan should make reference to all 3 routes.
255	Brett	Chambers		91	Theme One: Policies for Developing a Sustainable Local Economy	Policy SLE 4: Improved Transport and Connections		It appears that the only option is South East relief road as it does not include the other possible routes.
263	Jacqui	Cox	Oxfordshire County Council	91	Theme One: Policies for Developing a Sustainable Local Economy	Policy SLE 4: Improved Transport and Connections		Delete "Bicester South East relief road" as it is sufficient with "Transport improvements at Banbury and Bicester". Alternatively specific wording could include "highway capacity improvements to the Windsor Street/Upper Cherwell Street corridor in Banbury".

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101	Simon	Turner	Launton Parish Council	94	Theme 2: Policies for Building Sustainable Communities	B.86	Reinstate the words "green buffers" to read as "We aim to avoid development in inappropriate locations and coalescence with neighbouring settlements. Therefore, where appropriate, green buffers are being identified at the edges of the town (see 'Policy ESD 15: Green Boundaries to Growth)".	Error in the proposed deletion of text. The sentence should read as "Therefore, where appropriate, green buffers are being identified....."
105	Janice	Parkes	Cerda Planning / CALA Homes (Midlands) Ltd	94	Theme 2: Policies for Building Sustainable Communities	B.86		The Bicester Green Buffer report by LDA directly conflicts with the draft Bicester Masterplan. This relates to Green Buffer 1 at Caversfield. The introduction of Green Buffers is wholly flawed. There is no need for Green Buffers as the policies in the Plan make clear that there should be development restraint and that development should not extend beyond the proposed allocations. Caversfield is physically joined to Bicester and has visual functional and social relationship with the urban area of Bicester. Therefore Caversfield is different to other surrounding villages such as Launton and Chesterton. Coalescence has already occurred and the Plan promotes further coalescence with Bicester 1 and 8 allocations. The narrowest point of the Green Buffer between Caversfield and Bicester is 250m wide which undermines its purpose compared to other Green Buffer boundaries. The Green Buffer at Caversfield should be removed.
174	Terresa	Goss	Adderbury Parish Council	94	Theme 2: Policies for Building Sustainable Communities	B.86		The use of the word "aim" is too loose for a policy. The word "ensure" would suggest policy intent.
186	Sarah	Turner		94	Theme 2: Policies for Building Sustainable Communities	B.86	Paragraph should be re-worded.	The paragraph needs re-wording with "We aim to avoid development in inappropriate locations and coalescence with neighbouring settlements. Therefore, where appropriate, Green Buffers are being identified at the edges of the two towns (see 'Policy ESD 15: Green Boundaries to Growth)".
193	Brett	Chambers	Wendlebury Parish Council	94	Theme 2: Policies for Building Sustainable Communities	B.86		Green Buffers do not protect the areas intended to be protected as the proposed wording allows the local authority to amend and change the boundaries to allow development.
195	Andrew	Docherty	Hives Planning / Oxford Diocesan Board of Finance (ODBF) and the trustees of the Adderbury and Milton Feoffee Charity	94	Theme 2: Policies for Building Sustainable Communities	B.86	Paragraph to be deleted.	The principles of this paragraph are adequately and appropriately addressed later in the Plan (B.285) therefore this paragraph should be deleted.

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235	Serena	Page	WYG Planning	94	Theme 2: Policies for Building Sustainable Communities	B.86	Amend the paragraph to read "We aim to avoid development in inappropriate locations and coalescence with neighbouring settlements. Therefore where appropriate green boundaries to growth have been established".	Critical words removed from the paragraph. There are clearly words missing and lacks clarity over the two towns to which it refers. Amend the paragraph to read "We aim to avoid development in inappropriate locations and coalescence with neighbouring settlements. Therefore where appropriate green boundaries to growth have been established".
238	Simon	Gamage	RPS Planning and Development / Banner Homes and Mr R Bratt	94	Theme 2: Policies for Building Sustainable Communities	B.86	Green Buffers around Banbury and Bicester have not been objectively assessed. Do not agree that sites on urban fringes of the towns have been discounted as locations for future development due to the designations of Green Buffers. Land to the south of Bodicote is suitable for development however it has been included within the Green Buffer. The site should be removed from the Green Buffer.	The Plan impose a blanket presumption against any development on the edge of Banbury (including Bodicote) and Bicester without having considered in detail the relative merits of those sites and the opportunities they bring. Decision to impose Green Buffers is not justified. Policy ESD 15 is not supported by the NPPF. Land to the south of Bodicote should be removed from the Green Buffer.
243	Sarah	Chambers		94	Theme 2: Policies for Building Sustainable Communities	B.86		The Green Buffers do not protect the areas intended to be protected as the proposed wording allows the local authority to amend and change the boundaries to allow development.
255	Brett	Chambers		94	Theme 2: Policies for Building Sustainable Communities	B.86		Green Buffers do not protect the areas intended to be protected as the proposed wording allows the local authority to amend and change the boundaries to allow development.
303	Arron	Twamley	Savills / Barwood Strategic Land II LLP	94	Theme 2: Policies for Building Sustainable Communities	B.86		The 2nd sentence makes very little sense.
105	Janice	Parke	Cerda Planning / CALA Homes (Midlands) Ltd	95	Theme 2: Policies for Building Sustainable Communities	B.89		The Local Plan has been prepared to respond to regional and sub-regional objectives and be completed and implemented to deliver the growth envisaged in the South East Plan. This significantly underplays the districts' housing requirements therefore not meeting the full objectively assessed housing needs. Absence of revisiting housing figures indicates a failure in the Council's duty to cooperate given that neighbouring authorities are bringing forward plans and re-considering their approach to housing need and delivery. The Interim Household Projections (2011) shows an increase housing requirement for the district from 670 dwellings per annum to 688 per annum.
174	Theresa	Goss	Adderbury Parish Council	95	Theme 2: Policies for Building Sustainable Communities	B.89		The rate of housing delivery from the South East Plan has continued to be used which is likely to lead to an overestimate of the need. A more sensitive local appraisal should be carried out after adoption of the Local Plan.

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185	Stephen	Bawtree	Pegasus Group / Persimmon Homes	95	Theme 2: Policies for Building Sustainable Communities	B.89		Supports the proposed wording change
238	Simon	Gamage	RPS Planning and Development / Banner Homes and Mr R Bratt	95	Theme 2: Policies for Building Sustainable Communities	B.89		The Council cannot demonstrate a five year housing land supply therefore current housing policies are out of date. The Council should consider revising the housing strategy to reflect the current economic climate.
240	Steven	Neal	Boyer Planning / Wates Developments and Redrow Homes	95	Theme 2: Policies for Building Sustainable Communities	B.89	A new SHMA is required.	Support the principle of the paragraph however is concerned about the strong reference to the South East Plan following the revocation by the Government. In absence of an up to date SHMA, the housing numbers are not sufficiently robust and up to date therefore a new SHMA is required. Duty to Cooperate with regards to meeting housing needs across Oxfordshire is questioned.
174	Theresa	Goss	Adderbury Parish Council	96	Theme 2: Policies for Building Sustainable Communities	B.90		The Council has no regard to the NPPF as the South East Plan has been used.
238	Simon	Gamage	RPS Planning and Development / Banner Homes and Mr R Bratt	96	Theme 2: Policies for Building Sustainable Communities	B.90		The Plan fails to address the development needs of the District outside of Banbury and Bicester. It seeks to focus development on the urban areas at the expense of the rural areas, rather than considering the merits of a more dispersed development strategy. Consider amending the first bullet to read as "Development is focused on the most sustainable settlements in the District". Consider amending the second bullet to read as "Where large scale development is proposed for the District towns and villages, principles of 'Garden Cities' will be applied". If bullet 3 is retained the wording should read as "Most new development in the rural areas will be focused on the urban areas and the most sustainable larger villages. Rural areas are generally less sustainable than urban areas: there may generally be a greater need to travel to employment, schools, shops and other services, and few public transport opportunities may be available than would be found in the main towns in the District. All new development proposals for housing in the District will be expected to be accompanied by a detailed site sustainability appraisal. It is considered that development could only be sustainably accommodated in Cherwell's rural areas if the overall level of development were to be reduced".
238	Simon	Gamage	RPS Planning and Development / Banner Homes and Mr R Bratt	97	Theme 2: Policies for Building Sustainable Communities	B.91	Rural areas can make an important contribution to housing supply and this should be reflected in the Plan, and that this shortfall should be addressed conclusively and early in the plan period.	The Council cannot demonstrate a five year housing land supply therefore current housing policies are out of date. The Council should consider revising the housing strategy to reflect the current economic climate.

Rep ID No.	First Name	Surname	Organisation	Change No.	Section of PSLP	Location of Change	Changes sought	Comments
76	Holly	Rhoades	Planning Potential Ltd / Gleeson Developments Ltd	98	Theme 2: Policies for Building Sustainable Communities	B.92	Consider identifying and allocating Land south of Broughton Road, Banbury for housing. It is a suitable housing site which is available now, in a suitable location for development, is achievable with a realistic prospect that housing will be delivered within five years and is viable. Site plan enclosed.	The LP does not identify or allocate sufficient specific housing sites to release land to meet the NPPF 5 year plus 5% buffer. The 2012 AMR shows a consistent under delivery of housing since 2007. The Council's allocated housing sites have failed to come forward therefore a 20% buffer should be applied to the identified housing sites. The LP should identify housing land beyond the housing target to build in a contingency for sites that do not come forward in order to facilitate annual delivery. The capacity of allocated housing sites particularly in Banbury has been revised down therefore there will be an under delivery against the Plan requirement. The allocations to the rest of the District does not meet the NPPF requirement of identifying specific housing sites that are deliverable in the next 5 years. There is overreliance on windfall sites in the Plan to meet the housing requirement and question the windfall allowance. The Housing Trajectory within the Plan shows that the Council has not identified housing sites to meet the annual target of 670 dwellings until 2014/15 due to the large strategic allocation sites not coming forward.
78	Alasdair	Jones	Marrons / Hallam Land Management	98	Theme 2: Policies for Building Sustainable Communities	B.92		The paragraph should make reference on windfall sites and that they are sites of a scale less than 10 dwellings. The following wording which is in line with Change no. 104 should also be added. Windfall allowances refers specifically to "small previously development sites in urban areas and in villages as described in Policy Villages 1 and 2".
105	Shirley	Parke	Cerda Planning / CALA Homes (Midlands) Ltd	98	Theme 2: Policies for Building Sustainable Communities	B.93		The Bicester Green Buffer report by LDA directly conflicts with the draft Bicester Masterplan. This relates to Green Buffer 1 at Caversfield. The introduction of Green Buffers is wholly flawed. There is no need for Green Buffers as the policies in the Plan make clear that there should be development restraint and that development should not extend beyond the proposed allocations. Caversfield is physically joined to Bicester and has visual functional and social relationship with the urban area of Bicester. Therefore Caversfield is different to other surrounding villages such as Launton and Chesterton. Coalescence has already occurred and the Plan promotes further coalescence with Bicester 1 and 8 allocations. The narrowest point of the Green Buffer between Caversfield and Bicester is 250m wide which undermines its purpose compared to other Green Buffer boundaries. The Green Buffer at Caversfield should be removed.
222	James	Sharp	Ian Jewson Planning Ltd / Banner Homes	98	Theme 2: Policies for Building Sustainable Communities	B.92	A reduced reliance on windfall development in the rural areas with greater emphasis on the positive allocations to meet local housing needs. More certainty over the policy intention with allocations to the villages and their purpose. An expression of how the provision of housing in the villages and rural areas is intended to achieve the housing objectives of the Plan.	There appears to be a disconnect between the objectives and local purpose of providing housing in the villages and rural areas and the method and justification for their distribution. Windfall allowance is too heavily relied on.

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238	Simon	Gamage	RPS Planning and Development / Banner Homes and Mr R Bratt	98	Theme 2: Policies for Building Sustainable Communities	B.92	Delete the last proposed sentence and Policy ESD 15.	Object to the last proposed sentence and the inclusion of Green Buffers as a whole and more specifically to the inclusion of land to the south of Bodicote within Green Buffer 5.
19	Suzanne	Bangert	Terence O'Rourke / The Ashworth Family	99	Theme Two: Policies for Building Sustainable Communities	B.93		The Plan aims to increase the supply of homes and improve access to building however Policy Villages 1 effectively prohibits all new development within the Category 'C' villages except conversions. The Plan has not been prepared in accordance with paragraphs 54 and 55 of the NPPF. The paragraphs provide a presumption against isolated dwellings in the countryside but positively support housing where it will enhance or maintain the vitality of rural communities and where housing is promoted in response to local communities.
207	Rob	Kinchin-Smith	Banbury Civic Society	99	Theme 2: Policies for Building Sustainable Communities	B.93		Supports the proposed wording change
213	Laura	Wilkinson	D2 Planning Ltd / Blue Cedar Homes	99	Theme 2: Policies for Building Sustainable Communities	B.93		Supports the proposed wording change however it is necessary that the identified need is translated into specific policies to ensure that the required housing is provided to meet the changing needs and demands. The provision of specialist accommodation for the elderly should be specified by a quantum or target to meet the growing needs of the elderly.
222	James	Sharp	Ian Jewson Planning Ltd / Banner Homes	99	Theme 2: Policies for Building Sustainable Communities	B.93	Clarity needed as to how the housing allocations are expected to achieve the well intentioned housing objectives for the villages. A reduced reliance on windfall development in the rural areas with greater emphasis on the positive allocations. More certainty over the policy intention with allocations to the villages and their purpose.	The distribution of the allocated sites in villages means that there will be very few options for providing market housing, affordable housing or elderly accommodation within those numbers.

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76	Holly	Rhoades	Planning Potential Ltd / Gleeson Developments Ltd	100	Theme 2: Policies for Building Sustainable Communities	B.94	Consider identifying and allocating Land south of Broughton Road, Banbury for housing. It is a suitable housing site which is available now, in a suitable location for development, is achievable with a realistic prospect that housing will be delivered within five years and is viable. Site plan enclosed.	The LP does not identify/allocate sufficient specific housing sites to release land to meet the NPPF 5 year supply plus 5% buffer. The 2012 AMR shows a consistent under delivery of housing since 2007. The allocated housing sites failed to come forward therefore a 20% buffer should be applied to identified housing sites. The Plan should identify housing land beyond the housing target to build in a contingency for sites that do not come forward to facilitate annual delivery. The capacity of allocated housing sites particularly in Banbury has been revised down therefore there will be an under delivery against the Plan requirement. Allocations to the rest of the District do not meet the NPPF requirement of identifying specific housing sites that are deliverable in the next 5 years. There is overreliance on windfall sites to meet the housing requirement and question the windfall allowance. The Housing Trajectory shows that the Council has not identified housing sites to meet the annual target of 670 dwellings to 2014/15 due to large strategic allocation sites not coming forward until then.
76	Holly	Rhoades	Planning Potential Ltd / Gleeson Developments Ltd	103	Theme 2: Policies for Building Sustainable Communities	Policy BSC 1: District Wide Housing Distribution	Consider identifying and allocating Land south of Broughton Road, Banbury for housing. It is a suitable housing site which is available now, in a suitable location for development, is achievable with a realistic prospect that housing will be delivered within five years and is viable. Site plan enclosed.	The LP does not identify/allocate sufficient specific housing sites to release land to meet the NPPF 5 year supply plus 5% buffer. The 2012 AMR shows a consistent under delivery of housing since 2007. The allocated housing sites failed to come forward therefore a 20% buffer should be applied to identified housing sites. The Plan should identify housing land beyond the housing target to build in a contingency for sites that do not come forward to facilitate annual delivery. The capacity of allocated housing sites particularly in Banbury has been revised down therefore there will be an under delivery against the Plan requirement. Allocations to the rest of the District do not meet the NPPF requirement of identifying specific housing sites that are deliverable in the next 5 years. There is overreliance on windfall sites to meet the housing requirement and question the windfall allowance. The Housing Trajectory shows that the Council has not identified housing sites to meet the annual target of 670 dwellings to 2014/15 due to large strategic allocation sites not coming forward until then.
78	Alasdair	Jones	Marrons / Hallam Land Management	103	Theme 2: Policies for Building Sustainable Communities	Policy BSC 1: District Wide Housing Distribution	Changes to the table within Policy BSC 1. Changes include increasing the numbers in the Allocations row which adjust the total of new homes from 16,750 to 20,650 dwellings.	Changes to the table within Policy BSC 1. Changes include increasing the numbers in the Allocations row which adjust the total of new homes from 16,750 to 20,650 dwellings.
95	Bruce	Tremayne	CPRE Oxfordshire	103	Theme 2: Policies for Building Sustainable Communities	Policy BSC 1: District Wide Housing Distribution		The increase to the housing requirement (16,750 dwellings) due to the plan period being extended for a further 5 years is unnecessarily over ambitious, and there are concerns over infrastructure.
105	Janice	Parkes	Cerda Planning / CALA Homes (Midlands) Ltd	103	Theme 2: Policies for Building Sustainable Communities	Policy BSC 1: District Wide Housing Distribution		The Local Plan has been prepared to respond to regional and sub-regional objectives and be completed and implemented to deliver the growth envisaged in the South East Plan. This significantly underplays the district's housing requirements therefore not meeting the full objectively assessed housing needs. Absence of revisiting housing figures indicates a failure in the Councils duty to cooperate given that neighbouring authorities are bringing

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174	Theresa	Goss	Adderbury Parish Council	103	Theme 2: Policies for Building Sustainable Communities	Policy BSC 1: District Wide Housing Distribution		The figures are from the South East Plan which will lead to an over assessment of the housing need.
195	Andrew	Docherty	Hives Planning / Oxford Diocesan Board of Finance (ODBF) and the trustees of the Adderbury and Milton Feoffee Charity	103	Theme 2: Policies for Building Sustainable Communities	BSC 1: District Wide Housing Distribution	The amount of housing proposed to be allocated to Banbury should be increased.	The proposed distribution departs from that in the former RSS. Bicester despite having a significantly smaller estimate of fall-in will accommodate more housing than Banbury. A windfall allowance has been included for Banbury however there can be no certainty over these therefore should not be relied on.
196	Russell	Spencer	Gladman Developments Ltd	103	Theme 2: Policies for Building Sustainable Communities	Policy BSC 1: District Wide Housing Distribution		The Council has continued to use the housing requirements set in the South East Plan. There has been an under delivery of housing completions since 2006. It is highly likely that the proposed target of 670 dwellings per annum is a substantial underestimate of future housing requirements in Cherwell. The Council do not have a clear understanding of the full, objectively assessed housing requirements for both affordable and market housing. A more up to date SHMA is required and until this is produced the Local Plan should not proceed any further. The housing growth is focused in the main settlements of Banbury and Bicester however there is a risk of over relying on deliver in these areas. There needs to be flexibility and contingencies in place.
197	Dominic	Lawson	Dominic Lawson Bespoke Planning Ltd / Gracewell Healthcare	103	Theme 2: Policies for Building Sustainable Communities	Policy BSC 1: District Wide Housing Distribution		Supports the proposed change to boost rural communities and generate employment that supports villages with good services.
199	Peter	Atkin	Pegasus Group / Prudential Pensions Ltd	103	Theme 2: Policies for Building Sustainable Communities	Policy BSC 1: District Wide Housing Distribution	The housing figure for Bicester should be reduced by at least 10% and allocated to Rest of District.	The additional homes to be provided is supported. The housing provision for the rural areas should be protected from any future reviews. The current allocations in rural areas already represents a significant undersupply when compared with demand, therefore more housing should be allocated in rural areas. Concerned over the deliverability of some of the strategic housing allocations, in particular North West Bicester. There is an over-reliance on large strategic allocations and there should be a flexible and robust approach that allows for the development of smaller sites in larger settlements in rural areas. The housing figure for Bicester should be reduced by at least 10% and allocated to rest of District.
213	Laura	Wilkinson	D2 Planning Ltd / Blue Cedar Homes	103	Theme 2: Policies for Building Sustainable Communities	Policy BSC 1: District Wide Housing Distribution		The overall housing requirement is supported. There are no positive references to the provision of specialist market housing for the elderly. The provision of specialist accommodation for the elderly should be specified by a quantum or target to meet the growing needs of the elderly. The policy should be redrafted to encourage the provision of specific housing requirements to be provided where a local need exists and not primarily focussed within those villages identified as the main focus for housing development.



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223	David	French	Deddington Development Watch	103	Theme 2: Policies for Building Sustainable Communities	Policy BSC 1: District Wide Housing Distribution	The overall housing requirement of 16,750 dwellings should be deleted and replaced by a figure derived from an up to date and relevant evidence base as regards district housing need. Housing trajectory to be revised.	The Council has continued to use the housing requirements set in the South East Plan which raises concerns. The overall housing requirement of 16,750 dwellings should be deleted. A new SHMA is needed.
227	Grahame	Handley		103	Theme 2: Policies for Building Sustainable Communities	Policy BSC 1: District Wide Housing Distribution	The overall housing requirement of 16,750 dwellings should be deleted and replaced by a figure derived from an up to date and relevant evidence base as regards district housing need. Housing trajectory to be revised.	The Council has continued to use the housing requirements set in the South East Plan which raises concerns. It is not justified by up to date and relevant evidence base as regards district housing need, both market and affordable, over this extended period.
232	Sinéad	Morrissey	Rapleys LLP / Pandora Ltd	103	Theme 2: Policies for Building Sustainable Communities	Policy BSC 1: District Wide Housing Distribution	As a minimum 800 dwellings per annum should be provided for by Policy BSC1 (minimum of 20,000 dwellings).	Support in principle the proposed district wide housing distribution and to focus the housing growth in the main settlements of Banbury and Bicester. However the overall housing figure for the district is too low and will not meet housing need. The latest household projections indicate a significant increase in household formations that were anticipated. The 2012 Annual Monitoring Report shows an under delivery of new homes. The Strategic Housing Market Assessment indicates a significant total housing need including unmet need for affordable housing. Significant additional housing should be provided to address the requirements to house an increasing population.
237	Alex	Wilson	Barton Wilmore / A2 Dominion Group	103	Theme 2: Policies for Building Sustainable Communities	Policy BSC 1: District Wide Housing Distribution		The continued use of the housing requirement set in South East Plan raises concern. The Plan must be based upon objectively assessed development requirements. The Council is under-estimating current housing needs especially when the rate of delivery at NW Bicester could be increased beyond the current 1,793 rate (up to 2031), as proposed to meet needs.
238	Simon	Gamage	RPS Planning and Development / Banner Homes and Mr R Bratt	103	Theme 2: Policies for Building Sustainable Communities	Policy BSC 1: District Wide Housing Distribution	Revise the housing strategy to allow for a combination of strategic housing sites alongside a number of rural housing allocations for the larger villages, to encourage developments between 10 and up to 100 dwellings to come forward in those more sustainable locations. Rural allocations should be increased to the levels set in the Proposed Submission. As a result housing allocated to strategic sites around Banbury and Bicester and windfall allowance should be reduced.	The Plan fails to provide a clear justified and effective way to meet the Districts housing needs across the plan period, and fails to provide an effective strategy for resolving the District's on-going housing land supply problems. The majority of development will be directed to the urban areas which is not justified by the NPPF. Revise the housing strategy to allow for a combination of strategic housing sites alongside a number of rural housing allocations for the larger villages, to encourage developments between 10 and up to 100 dwellings to come forward in those more sustainable locations. Rural allocations should be increased to the levels set in the Proposed Submission. As a result housing allocated to strategic sites around Banbury and Bicester and windfall allowance should be reduced.
241	Kathryn	Ventharn	Barton Wilmore / Taylor Wimpey South West	103	Theme 2: Policies for Building Sustainable Communities	Policy BSC 1: District Wide Housing Distribution	The housing requirement should be increased to 24,199 dwellings (968 dwellings per annum) over the Plan period.	The Council has failed to acknowledge more up to date and robust evidence on demographic change and migration provided through ONS and CLG population and household projections. The housing requirement should be increased to 24,199 dwellings (968 dwellings per annum) over the Plan period.

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249	Paul	Burrell	Pegasus Group / the Dorchester Group	103	Theme 2: Policies for Building Sustainable Communities	Policy BSC 1: District Wide Housing Distribution		The Plan does not provide sufficient flexibility to ensure the successful delivery of the housing strategy. The Plan should take account of market signals when identifying land for development and should be responsive to local circumstances and plan for housing development to reflect local needs.
252	Oliver	Taylor	Framptons Planning / Mintondale Developments Ltd	103	Theme 2: Policies for Building Sustainable Communities	Policy BSC 1: District Wide Housing Distribution		The housing growth is focused in the main settlements of Banbury and Bicester however there is a risk of over relying on delivery in these areas.
253	Kathryn	Ventham	Barton Willmore / Archstone Land and Persimmon Homes	103	Theme 2: Policies for Building Sustainable Communities	Policy BSC 1: District Wide Housing Distribution	The housing requirement should be increased to 24,199 dwellings (968 dwellings per annum) over the Plan period.	The Council has failed to acknowledge more up to date and robust evidence on demographic change and migration provided through ONS and CLG population and household projections. The housing requirement should be increased to 24,199 dwellings (968 dwellings per annum) over the Plan period.
279	Peter	Burrows	Adderbury Conservation Action Group	103	Theme 2: Policies for Building Sustainable Communities	Policy BSC 1: District Wide Housing Distribution		The revocation of the South East Plan and its housing assessment that Cherwell have adopted will probably lead to an overestimate of the strategic housing need.
303	Baron	Twamley	Savills / Barwood Strategic Land II LLP	103	Theme 2: Policies for Building Sustainable Communities	Policy BSC 1: District Wide Housing Distribution		The new landscape evidence has resulted in changes to the capacity of the strategic sites within Banbury and has brought a greater imbalance in the housing distribution between Banbury and Bicester. Bicester's traffic congestion will continue to worsen due to the planned growth therefore growth should be focused at Banbury.
171	Colin	Cockshaw	Bicester against Eco-Con)	104	Theme 2: Policies for Building Sustainable Communities	B.98	Delete Policy Bicester 1.	Bicester will not achieve the 45% of new homes to be developed on brownfield sites as shown in the Housing Trajectory. The changes to allocations and commitments on brownfield will be approximately 30%. If Policy Bicester 1 was removed this would substantially improve the proportion of brownfield land allocated for development in Bicester.
232	Sinéad	Morrissey	Rapleys LLP / Pandora Ltd	104	Theme 2: Policies for Building Sustainable Communities	B.98	As a minimum 800 dwellings per annum should be provided for by Policy BSC1 (minimum of 20,000 dwellings).	Support in principle the proposed district wide housing distribution and to focus the housing growth in the main settlements of Banbury and Bicester. However the overall housing figure for the district is too low and will not meet housing need. The latest household projections indicate a significant increase in household formations that were anticipated. The 2012 Annual Monitoring Report shows an under delivery of new homes. The Strategic Housing Market Assessment indicates a significant total housing need including unmet need for affordable housing. Significant additional housing should be provided to address the requirements to house an increasing population.

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238	Simon	Gamage	RPS Planning and Development / Banner Homes and Mr R Bratt	104	Theme 2: Policies for Building Sustainable Communities	B.98	Revise the housing strategy to allow for a combination of strategic housing sites alongside a number of rural housing allocations for the larger villages, to encourage developments between 10 and up to 100 dwellings to come forward in those more sustainable locations. Rural allocations should be increased to the levels set in the Proposed Submission. As a result housing allocated to strategic sites around Banbury and Bicester and windfall allowance should be reduced.	The Plan fails to provide a clear justified and effective way to meet the Districts housing needs across the plan period, and fails to provide an effective strategy for resolving the Districts on-going housing land supply problems. The majority of development will be directed to the urban areas which is not justified by the NPPF. Revise the housing strategy to allow for a combination of strategic housing sites alongside a number of rural housing allocations for the larger villages, to encourage developments between 10 and up to 100 dwellings to come forward in those more sustainable locations. Rural allocations should be increased to the levels set in the Proposed Submission. As a result housing allocated to strategic sites around Banbury and Bicester and windfall allowance should be reduced.
249	Paul	Burrell	Pegasus Group / the Dorchester Group	104	Theme 2: Policies for Building Sustainable Communities	B.98		The Plan does not provide sufficient flexibility to ensure the successful delivery of the housing strategy. The Plan should take account of market signals when identifying land for development and should be responsive to local circumstances and plan for housing development to reflect local needs.
78	Alasdair	Jones	Marrons / Hallam Land Management	105	Theme 2: Policies for Building Sustainable Communities	B.99		Supports the proposed wording change
106	Amice	Parkes	Cerda Planning / CALA Homes (Midlands) Ltd	105	Theme 2: Policies for Building Sustainable Communities	B.99		The minimum density of 30 dwellings per hectare raises concern as it is difficult to provide family housing and housing for the elderly where stringent higher minimum densities are prescribed by policy. It is also challenging for developers who will also need to meet Highways requirements such as refuse. The Local Plan allocations will not meet the required housing in the district therefore additional housing allocations should be provided to meet the full objectively assessed housing needs.
185	Stephen	Bawtree	Pegasus Group / Persimmon Homes	105	Theme 2: Policies for Building Sustainable Communities	B.99	Reference to minimum density requirements should be removed as this is contrary to the NPPF. Greater emphasis on the effective use of land to individual circumstances should be reinstated into the Plan.	The density requirement of 30 dwellings per hectare is too prescriptive. The capability to assess sites on individual circumstances needs to be added to the policy text in order to provide the most appropriate development for individual sites, rather than set a minimum requirement.
220	Andrew	Hornsby-Smith		105	Theme 2: Policies for Building Sustainable Communities	B.99	Include the wording "In appropriate locations, the density will be expected to be higher".	There is no guidance as to what would be expected in urban locations, and makes it harder for the Council to object to developments that are of a density suited to rural areas, but not well-connected urban centre areas.

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232	Sinéad	Morrissey	Rapleys LLP / Pandora Ltd	105	Theme 2: Policies for Building Sustainable Communities	B.99	As a minimum 800 dwellings per annum should be provided for by Policy BSC1 (minimum of 20,000 dwellings).	Support in principle the proposed district wide housing distribution and to focus the housing growth in the main settlements of Banbury and Bicester. However the overall housing figure for the district is too low and will not meet housing need. The latest household projections indicate a significant increase in household formations that were anticipated. The 2012 Annual Monitoring Report shows an under delivery of new homes. The Strategic Housing Market Assessment indicates a significant total housing need including unmet need for affordable housing. Significant additional housing should be provided to address the requirements to house an increasing population.
249	Paul	Burrell	Pegasus Group / the Dorchester Group	105	Theme 2: Policies for Building Sustainable Communities	B.99		The Plan does not provide sufficient flexibility to ensure the successful delivery of the housing strategy. The Plan should take account of market signals when identifying land for development and should be responsive to local circumstances and plan for housing development to reflect local needs.
78	Alasdair	Jones	Marrons / Hallam Land Management	106	Theme 2: Policies for Building Sustainable Communities	Policy BSC 2: The Effective and Efficient Use of Land - Brownfield Land and Housing Delivery		Supports the proposed wording change however the application of the policy should be subject to the individual circumstances for any particular site.
175	Steven	Jones	Boyer Planning / Bloor Homes (Western) Ltd	106	Theme 2: Policies for Building Sustainable Communities	Policy BSC 2: The Effective and Efficient Use of Land - Brownfield Land and Housing Delivery	The capability to assess sites on individual circumstances needs to be added to the policy text in order to provide the most appropriate development for individual sites, rather than set a minimum requirement.	The density requirement of 30 dwellings per hectare is too prescriptive. The capability to assess sites on individual circumstances needs to be added to the policy text in order to provide the most appropriate development for individual sites, rather than set a minimum requirement.
192	Theresa	Goss	Bloxham Parish Council	106	Theme 2: Policies for Building Sustainable Communities	Policy BSC 2: The Effective and Efficient Use of Land - Brownfield Land and Housing Delivery		Development of new homes should be allocated to brownfield sites and sites that do not cause strain to existing infrastructure. The density requirement of 30 dwellings per hectare is not supported. The density should be controlled by the location of the site. In a rural setting, the Parish Council would advocate a density of (at most) 25 dwellings per hectare to allow for adequate garden space for families. The maintenance of the rural aspect is paramount.
196	Russell	Spencer	Gladman Developments Ltd	106	Theme 2: Policies for Building Sustainable Communities	Policy BSC 2: The Effective and Efficient Use of Land - Brownfield Land and Housing Delivery		The target of 45% of new homes to be developed on previously developed land appears too ambitious and could potentially have an adverse impact on housing delivery. The density requirement of 30 dwellings per hectare is unnecessary and inappropriate. Scheme density should be considered on a site by site bases to reflect the character and form of the surrounding settlement along with any specific site constraints.
249	Paul	Burrell	Pegasus Group / the Dorchester Group	106	Theme 2: Policies for Building Sustainable Communities	Policy BSC 2: The Effective and Efficient Use of Land - Brownfield Land and Housing Delivery		The Plan does not provide sufficient flexibility to ensure the successful delivery of the housing strategy. The Plan should take account of market signals when identifying land for development and should be responsive to local circumstances and plan for housing development to reflect local needs.

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196	Russell	Spencer	Gladman Developments Ltd	107	Theme 2: Policies for Building Sustainable Communities	B.102		It is unclear if the identified need for affordable housing considers the significant backlog of need. Affordable housing requirements should be based on robust viability evidence to ensure they do not place too onerous a requirement on development rendering schemes unviable.
78	Alasdair	Jones	Marrons / Hallam Land Management	114	Theme 2: Policies for Building Sustainable Communities	Policy BSC 3: Affordable Housing	The policy did not embrace the changes suggested in the representation submitted to the Proposed Submission Local Plan consultation in August 2012.	The policy did not embrace the changes suggested in the representation submitted to the Proposed Submission Local Plan consultation in August 2012.
109	David	Coates	Kingerlee Homes	114	Theme 2: Policies for Building Sustainable Communities	Policy BSC 3: Affordable Housing	References to 'gross' in the policy should be replaced with 'net'.	The policy on the provision of affordable housing should use a net figure when referring to the threshold and capacity.
173	Owen	Jones	Boyer Planning / Bloor Homes (Western) Ltd	114	Theme 2: Policies for Building Sustainable Communities	Policy BSC 3: Affordable Housing		Economic circumstances of development will change over the Plan period and there will be a need to address this on any individual development. The policy lacks flexibility and should be amended to be dealt with on a case by case basis and in accordance with the most up to date evidence. Policy needs supporting text which identifies that promoters of development can provide 'open book' financial analysis where they consider there are viability issues.
185	Stephen	Bawtree	Pegasus Group / Persimmon Homes	114	Theme 2: Policies for Building Sustainable Communities	Policy BSC 3: Affordable Housing	Specific affordable housing percentages should not be included in the policy. A more flexible approach is needed.	Object to the affordable housing requirement of 30% in Banbury. The updated SHMA 2012 suggests a need for 831 homes per year however there has been no consultation on the SHMA. Lack of up to date available evidence. The Plan does not consider the Sir John Harman Report "Viability Testing Local Plans". Local Plan allocations should not be subject to such a scale of obligations, standards and policy burdens that cumulatively threatens the Plan's viability to be developed viably.
192	Theresa	Goss	Bloxham Parish Council	114	Theme 2: Policies for Building Sustainable Communities	Policy BSC 3: Affordable Housing		The requirement of financial contribution is supported. The rational in the assumption that a site could accommodate 3 or more dwellings, in a rural setting is questionable. Applications should be viewed on an individual site basis taking account of location, traffic capacity and safety and resulting impacts on the existing infrastructure.
199	Peter	Atkin	Pegasus Group / Prudential Pensions Ltd	114	Theme 2: Policies for Building Sustainable Communities	Policy BSC 3: Affordable Housing	A more flexible approach should be applied which is consistent with the NPPF.	The need to provide affordable housing is generally supported however the affordable housing requirement for rural areas is objected. The Policy could threaten the viability of a site. Individual sites circumstances should always be fully taken into account where viability becomes an issue. The inclusion of flexibility via an economic viability assessment in cases where a developer is concerned that a scheme would be unviable is therefore supported and welcomed.

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213	Laura	Wilkinson	D2 Planning Ltd / Blue Cedar Homes	114	Theme 2: Policies for Building Sustainable Communities	Policy BSC 3: Affordable Housing		The provision of affordable housing is generally supported however this policy is overly onerous in terms of the affordable housing requirement. The requirement would result in large family dwellings in order to subsidise the affordable housing. Smaller dwellings will not be delivered in settlements that require them. This will allow the elderly people to downsize into smaller units. The affordable housing requirement should be reduced and the policy should acknowledge that where a proposed development addresses a specific local need, this would be an appropriate situation which could seek an alternative to on-site provision.
220	Andrew	Hornsby-Smith		114	Theme 2: Policies for Building Sustainable Communities	Policy BSC 3: Affordable Housing	The threshold for Kidlington should be reduced to 3.	The affordable housing threshold for Kidlington should be reduced to 3 due to the high land values.
237	Alex	Wilson	Barton Willmore / A2 Dominion Group	114	Theme 2: Policies for Building Sustainable Communities	Policy BSC 3: Affordable Housing		Supports the policy for the provision of affordable housing. The flexibility to adjust quantum and tenure to reflect site circumstances (site location and scheme characteristics as well as viability) is essential.
78	Blasdaír	Jones	Marrons / Hallam Land Management	118	Theme 2: Policies for Building Sustainable Communities	Policy BSC 4: Housing Mix		Supports the table to be removed from the policy and the proposed wording change. However disagree with the third paragraph which refers to a minimum requirement of 45 self-contained extra care dwellings on strategic sites. Provision of such homes at particular locations should be the subject to negotiations and involve the specialist providers of such homes. Consider adding "it is anticipated that, where appropriate, the strategic housing sites will include a number of self-contained extra care dwellings, the amount and location for which will be agreed between providers and the applicants".
105	Janice	Parkes	Cerda Planning / CALA Homes (Midlands) Ltd	118	Theme 2: Policies for Building Sustainable Communities	B.126		It is unclear what constitutes a strategic housing site and why a figure of 45 self-contained extra care dwellings has been chosen. Clarification needed.
173	Owen	Jones	Boyer Planning / Bloor Homes (Western) Ltd	118	Theme 2: Policies for Building Sustainable Communities	Policy BSC 4: Housing Mix		Supports the deletion of Table 4 and the proposed wording change. The minimum requirement of 45 self-contained extra care dwellings should significantly contribute towards the on site affordable housing requirement.

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185	Stephen	Bawtree	Pegasus Group / Persimmon Homes	118	Theme 2: Policies for Building Sustainable Communities	Policy BSC 4: Housing Mix	Plans needs to be realistic, and should ensure that the impact of the policies when read as whole should be such that the plan is deliverable. Unclear how weight will be attributed to the Council's evidence and developer's evidence. Local Plan allocations should not be subject to such a scale of obligations, standards and policy burdens that cumulatively threatens the Plan's viability.	Object to the requirement for strategic sites to provide a minimum of 45 self-contained extra care dwellings as part of the overall mix in addition to affordable housing. No assessment of the implications on the viability of development is provided to support the requirement nor has the policy requirement made any reference to the overall viability of schemes.
196	Russell	Spencer	Gladman Developments Ltd	118	Theme 2: Policies for Building Sustainable Communities	Policy BSC 4: Housing Mix		Supports the proposed wording change
199	Peter	Atkin	Pegasus Group / Prudential Pensions Ltd	118	Theme 2: Policies for Building Sustainable Communities	Policy BSC 4: Housing Mix		Supports the proposed wording change.
213	Pura	Wilkinson	D2 Planning Ltd / Blue Cedar Homes	118	Theme 2: Policies for Building Sustainable Communities	Policy BSC 4: Housing Mix		The provision of a mix of housing is generally supported however this policy is overly onerous in terms of the requirement for self-contained extra care dwellings. The mixture of dwelling types and sizes does not take into account circumstances where it may not be appropriate to seek a mix of housing. The policy should be redrafted to exclude development schemes where a proposed development addresses a specific local need. The policy should encourage the provision of specific housing requirements to be provided where a local need exists and not primarily focussed within those villages identified as the main focus for housing development. The requirement for self-contained extra care dwellings should be deleted. Extra care dwellings should be exempted from providing affordable housing.
237	Alex	Wilson	Barton Willmore / A2 Dominion Group	118	Theme 2: Policies for Building Sustainable Communities	Policy BSC 4: Housing Mix		Criticisms of the policy where the Council now only wishes to prescribe residential mix in terms of 1 bed units at strategic sites.

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263	Jacqui	Cox	Oxfordshire County Council	118	Theme 2: Policies for Building Sustainable Communities	Policy BSC 4: Housing Mix		The Policy does not need to require a minimum requirement for extra care housing but instead should delegate the numbers to agreement with the LPA. The Policy specifically includes extra care dwellings however this is too restrictive as other types of accommodation may be required later in the plan period. Amend policy to read "Strategic housing sites will be expected to provide contained extra care dwellings or other forms of supported living accommodation as part of the overall mix (with the precise numbers to be agreed between the local planning authority, developers and operators). Elsewhere, opportunities for the provision of extra care accommodation will be encouraged in suitable locations close to services and facilities. All proposals for extra care housing will be expected to provide affordable housing in accordance with Policy BSC 3: Affordable Housing, subject to viability".
174	Theresa	Goss	Adderbury Parish Council	121	Theme 2: Policies for Building Sustainable Communities	B.142		There is very little evidence in the Plan of effective assessment of school provision within rural areas.
263	Jacqui	Cox	Oxfordshire County Council	121	Theme 2: Policies for Building Sustainable Communities	B.142		A number of wards that are experiencing community and social issues have been identified in the Local Plan and it is envisaged that the Plan will help to address these issues with the planned developments. This approach should be extended to other wards within Banbury over the life of the Plan. Oxfordshire County Council owns and occupies a range of property assets within Banbury but there are other publicly owned property assets in the town. These assets could help secure a new way of delivering services to the local community and make best use of the County Council's property portfolio.
263	Jacqui	Cox	Oxfordshire County Council	124	Theme 2: Policies for Building Sustainable Communities	Policy BSC 7: Meeting Education Needs		A number of wards that are experiencing community and social issues have been identified in the Local Plan and it is envisaged that the Plan will help to address these issues with the planned developments. This approach should be extended to other wards within Banbury over the life of the Plan. Oxfordshire County Council owns and occupies a range of property assets within Banbury but there are other publicly owned property assets in the town. These assets could help secure a new way of delivering services to the local community and make best use of the County Council's property portfolio.
263	Jacqui	Cox	Oxfordshire County Council	125	Theme 2: Policies for Building Sustainable Communities	B.150		A number of wards that are experiencing community and social issues have been identified in the Local Plan and it is envisaged that the Plan will help to address these issues with the planned developments. This approach should be extended to other wards within Banbury over the life of the Plan. Oxfordshire County Council owns and occupies a range of property assets within Banbury but there are other publicly owned property assets in the town. These assets could help secure a new way of delivering services to the local community and make best use of the County Council's property portfolio.



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263	Jacqui	Cox	Oxfordshire County Council	127	Theme 2: Policies for Building Sustainable Communities	Policy BSC 9: Public Services and Utilities		A number of wards that are experiencing community and social issues have been identified in the Local Plan and it is envisaged that the Plan will help to address these issues with the planned developments. This approach should be extended to other wards within Banbury over the life of the Plan. Oxfordshire County Council owns and occupies a range of property assets within Banbury but there are other publicly owned property assets in the town. These assets could help secure a new way of delivering services to the local community and make best use of the County Council's property portfolio.
39	Sue	Mackrell	Bicester Town Council	129	Theme 2: Policies for Building Sustainable Communities	162		The SW Sports Village at Kingsmere will address the known shortfall in outdoor sports and recreation provision to 2008/09. Bicester has grown since and consequently the deficiency in recreational open space remains unaddressed. The plan does not address the accelerating need for recreational open space and green space through the Plan period.
195	Andrew	Doherthy	Hives Planning / Oxford Diocesan Board of Finance (ODBF) and the trustees of the Adderbury and Milton Feoffee Charity	129	Theme 2: Policies for Building Sustainable Communities	B.162		The Plan should not make reference to absent work such as the Banbury Masterplan.
185	Stephen	Bawtree	Pegasus Group / Persimmon Homes	130	Theme 2: Policies for Building Sustainable Communities	Table 8: Local Standards of Provision - Outdoor Provision	Plans needs to be realistic, and should ensure that the impact of the policies when read as whole should be such that the plan is deliverable. Unclear how weight will be attributed to the Council's evidence and developer's evidence. Local Plan allocations should not be subject to such a scale of obligations, standards and policy burdens that cumulatively threatens the Plan's viability.	The Council's evidence base is not considered up to date.
192	Theresa	Goss	Bloxham Parish Council	130	Theme 2: Policies for Building Sustainable Communities	Table 8: Local Standards of Provision - Outdoor Provision		Supports the proposed wording change. Provision should be made for substantial public transport in rural areas, and safe cycle and walking routes during the hours when local residents could take advantage of the provision. It is also essential to ensure that the facilities remain in public ownership to ensure constant availability.

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185	Stephen	Bawtree	Pegasus Group / Persimmon Homes	131	Theme Three: Policies for Ensuring Sustainable Development	B.181	Plans needs to be realistic, and should ensure that the impact of the policies when read as whole should be such that the plan is deliverable. Unclear how weight will be attributed to the Council's evidence and developer's evidence. Local Plan allocations should not be subject to such a scale of obligations, standards and policy burdens that cumulatively threatens the Plan's viability.	Fail to have proper regard to the impact on the viability of development in securing the climate change objectives. Specific reference should be made to the need to ensure that such requirements do not have an adverse impact of the viability of development proposals.
194	Adrian	Barker	Terence O'Rourke / Countryside Properties (Bicester) Ltd	131	Theme Three: Policies for Ensuring Sustainable Development	B.181		Policies ESD 1 - 5 have been written without any evidence base as it is still being prepared. The policies should be re-consulted once evidence have been prepared and considered.
40	Richard	Broadbent		132	Theme Three: Policies for Ensuring Sustainable Development	B.183		Remove the reference to the larger villages as the most sustainable locations for growth.
174	Theresa	Goss	Adderbury Parish Council	132	Theme Three: Policies for Ensuring Sustainable Development	B.183		Not all the villages in Policies Villages 1 and 2 have a range of services that reduce the need to travel by car.
185	Stephen	Bawtree	Pegasus Group / Persimmon Homes	132	Theme Three: Policies for Ensuring Sustainable Development	B.183	Plans needs to be realistic, and should ensure that the impact of the policies when read as whole should be such that the plan is deliverable. Unclear how weight will be attributed to the Council's evidence and developer's evidence. Local Plan allocations should not be subject to such a scale of obligations, standards and policy burdens that cumulatively threatens the Plan's viability to be developed viably.	Fail to have proper regard to the impact on the viability of development in securing the climate change objectives. Specific reference should be made to the need to ensure that such requirements do not have an adverse impact of the viability of development proposals.
194	Adrian	Barker	Terence O'Rourke / Countryside Properties (Bicester) Ltd	132	Theme Three: Policies for Ensuring Sustainable Development	B.183		Policies ESD 1 - 5 have been written without any evidence base as it is still being prepared. The policies should be re-consulted on once evidence have been prepared and considered.
207	Rob	Kinchin-Smith	Banbury Civic Society	132	Theme Three: Policies for Ensuring Sustainable Development	B.183		Supports the proposed wording change

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185	Stephen	Bawtree	Pegasus Group / Persimmon Homes	133	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 1: Mitigating and Adapting to Climate Change	Plans needs to be realistic, and should ensure that the impact of the policies when read as whole should be such that the plan is deliverable. Unclear how weight will be attributed to the Council's evidence and developer's evidence. Local Plan allocations should not be subject to such a scale of obligations, standards and policy burdens that cumulatively threatens the Plan's viability to be developed viably.	Fail to have proper regard to the impact on the viability of development in securing the climate change objectives. Specific reference should be made to the need to ensure that such requirements do not have an adverse impact on the viability of development proposals.
192	Theresa	Goss	Bloxham Parish Council	133	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 1: Mitigating and Adapting to Climate Change		Supports the proposed wording change. It is essential that the evidence of establishing sustainable locations is robust and regularly reviewed. It is vital that safety is paramount when considering transport to schools.
194	Adrian	Barker	Terence O'Rourke / Countryside Properties (Bicester) Ltd	133	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 1: Mitigating and Adapting to Climate Change		Policies ESD 1 - 5 have been written without any evidence base as it is still being prepared. The policies should be re-consulted on once evidence have been prepared and considered.
237	Alex	Wilson	Barton Willmore / A2 Dominion Group	133	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 1: Mitigating and Adapting to Climate Change		The policy makes reference to reduced dependence on private car, which does not adequately consider the continued emergence of electric vehicles. The Policy is inflexible, and implies all elements would be required. The Policy should set out options to consider only.
238	Simon	Gamage	RPS Planning and Development / Banner Homes and Mr R Bratt	133	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 1: Mitigating and Adapting to Climate Change	The Plan should consider increasing the housing allocations in the rural areas as larger villages have an important role to play in delivering the objectives of the policy.	The Plan does not consider allocating more development to the rural areas and the sustainability benefits. The policy is supported. The Plan need to allocate more housing and employment development in the rural areas, and particularly in the larger villages. Larger villages have an important role to play in delivering the objectives of the policy.
185	Stephen	Bawtree	Pegasus Group / Persimmon Homes	134	Theme Three: Policies for Ensuring Sustainable Development	B.185	Policy ESD 2: Energy Hierarchy should be deleted.	Methods of construction and sustainability should be addressed through the Building Regulations and not the planning system. Do not support additional burdens to development.
194	Adrian	Barker	Terence O'Rourke / Countryside Properties (Bicester) Ltd	134	Theme Three: Policies for Ensuring Sustainable Development	B.185		Policies ESD 1 - 5 have been written without any evidence base as it is still being prepared. The policies should be re-consulted once evidence have been prepared and considered.

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204	James	Stevens	Home Builders Federation	134	Theme Three: Policies for Ensuring Sustainable Development	B.185	The requirement for developers to submit a Energy Statement should be deleted.	The requirement for developers to submit a Energy Statement is unnecessary as this is not a planning matter therefore this should be deleted. This represents an additional financial burden on development. Carbon emissions reductions to be achieved through allowable solutions is premature as the Government has not yet determined what will constitute an 'allowable solution'.
185	Stephen	Bawtree	Pegasus Group / Persimmon Homes	135	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 2: Energy Hierarchy	Policy ESD 2: Energy Hierarchy should be deleted.	Methods of construction and sustainability should be addressed through the Building Regulations and not the planning system. Do not support additional burdens to development.
194	Adrian	Barker	Terence O'Rourke / Countryside Properties (Bicester) Ltd	135	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 2: Energy Hierarchy		Policies ESD 1 - 5 have been written without any evidence base as it is still being prepared. The policies should be re-consulted once evidence have been prepared and considered.
204	James	Stevens	Home Builders Federation	135	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 2: Energy Hierarchy		The Plan should not specify how the national carbon reduction targets or any local target that exceeds the Building Regulations are achieved. This is a not a planning matter therefore should be deleted. An explanation is needed which addresses the legal issues. The policy is unnecessary as the Government's target is for all homes to be built to zero carbon standards by April 2016.
185	Stephen	Bawtree	Pegasus Group / Persimmon Homes	136	Theme Three: Policies for Ensuring Sustainable Development	B.189	Policy ESD 2: Energy Hierarchy should be deleted.	Methods of construction and sustainability should be addressed through the Building Regulations and not the planning system. Do not support additional burdens to development.
194	Adrian	Barker	Terence O'Rourke / Countryside Properties (Bicester) Ltd	136	Theme Three: Policies for Ensuring Sustainable Development	B.189		Policies ESD 1 - 5 have been written without any evidence base as it is still being prepared. The policies should be re-consulted once evidence have been prepared and considered.
207	Rob	Kinchin-Smith	Banbury Civic Society	136	Theme Three: Policies for Ensuring Sustainable Development	B.189		Supports the proposed wording change
78	Alasdair	Jones	Marrons / Hallam Land Management	137	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 3: Sustainable Construction		Construction standards required for new homes should be at least in line with the prevailing Building Regulations. The policy of the Coalition Government is to achieve zero carbon homes by 2016. Policy ESD 3 is proposed to be amended to help with the trajectory towards zero carbon homes however its shelf life will in fact be limited by the time that Plan gets adopted.

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105	Janice	Parkes	Cerda Planning / CALA Homes (Midlands) Ltd	137	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 3: Sustainable Construction		Object to all new dwellings to meet at least Code Level 4 with immediate effect as this will affect the deliverability of a site (viability issues). The policy should make clear that achieving specific code level targets is appropriate where a scheme remains viable and thus deliverable in accordance with the NPPF. Methods of construction and sustainability should be addressed through the Building Regulations and not the planning system.
173	Owen	Jones	Boyer Planning / Bloor Homes (Western) Ltd	137	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 3: Sustainable Construction		No evidence shown for the requirement of all new homes to meet Level 4 of the Code for Sustainable Homes and the acceleration of the higher levels of carbon compliance than national building regulations on Strategic Development sites. No mandatory requirement for Level 4 and the policy is too prescriptive and potentially impracticable. The additional costs associated may affect the proposed supply and delivery of new homes.
185	Stephen	Bawtree	Pegasus Group / Persimmon Homes	137	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 3: Sustainable Construction		Delivery of sites will be put at risk due to the financial burden placed upon them. Consideration of viability is a key factor. The Plan does not consider the Sir John Harman Report "Viability Testing Local Plans". The Council's evidence base fails to properly consider the cost implications of building to Code Level 5. Policy ESD 3 has been prepared in isolation and fails to consider the cumulative impact of other financial burdens imposed by policies in the Local Plan.
199	Adrian	Barker	Terence O'Rourke / Countryside Properties (Bicester) Ltd	137	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 3: Sustainable Construction		Policies ESD 1 - 5 have been written without any evidence base as it is still being prepared. The policies should be re-consulted once evidence have been prepared and considered.
199	Peter	Atkin	Pegasus Group / Prudential Pensions Ltd	137	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 3: Sustainable Construction	The policy should simply refer applicants to existing standards rather than prescribe unreasonable criteria above national standards.	Concerned that the policy seeks to apply Code Level standards which will already be the subject of national regulation through the Building Control and other regulatory regimes. The Plan could seek to 'encourage' higher environmental performance by reducing financial obligations on a development scheme in other regards to balance out effects on project viability.
204	James	Stevens	Home Builders Federation	137	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 3: Sustainable Construction	The viability modelling will need reviewing.	The policy is not supported by evidence base. The evidence base omits the cost of certain policies including Lifetime Homes and space standards. Concerned at Bicester and Banbury when there is a requirement to achieve Code for Sustainable Homes Level 5. To achieve this as well as meeting the affordable housing requirement will have an impact on a site's viability. The cost of policies should be assessed by the Council to ensure that development is viable. The viability modelling will need reviewing.

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232	Sinéad	Morrissey	Rapleys LLP / Pandora Ltd	137	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 3: Sustainable Construction	The Policy needs to be reworded to reflect national policy, thereby ensuring it does not compromise the viability of a development. The Policy also needs to acknowledge that alternative assessment methodologies and more bespoke sustainability appraisals of the development can be used to demonstrate compliance with the aims of the policy. The Policy should promote cost effective development in order to deliver affordable housing.	The standards are over and above current national Building Regulations requirements. The Policy needs to recognise that sustainable construction methods should be applied where viable and practical. The proposed standards will act as a disincentive to development and have a knock on effect on development delivery rates. The Policy does not set out a minimum size requirement below which BREEM is not required. The cost of achieving the required Code for Sustainable Homes only encourages medium and large size developments. The Policy should distinguish between the requirements at outline/detailed application stage and promote cost effective development in order to deliver affordable housing.
237	Alex	Wilson	Barton Willmore / A2 Dominion Group	137	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 3: Sustainable Construction		Policy Bicester 1 predetermines dwellings should achieve Level 5 Sustainable Homes which does not accord with the PPS1 Supplement which require dwellings to meet Level 4 standards. References to "embodied energy within buildings" in Policy ESD 3 are ambiguous, and further clarity is required.
261	Eileen	O'Grady	Defence Infrastructure Organisation	137	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 3: Sustainable Construction		Clarification is needed on the references to "standards" and "immediate effect" within the first sentence. The supporting text makes reference to flexibility which should also be included within the Policy itself. The blanket approach for Code Level 4 is not justified or consistent with National Policy. Policy should be amended as "All new homes will be encouraged to meet Code Level 4 of the Code for Sustainable Homes, unless exceeded by national standards". Parts of the policy conflict with paragraph 95 of the NPPF. Local requirements should align with the Government's national zero carbon timetable for buildings and there is no justification for exceeding this national standard. The Policy makes no reference to off-site allowable solutions'.
185	Stephen	Bawtree	Pegasus Group / Persimmon Homes	138	Theme Three: Policies for Ensuring Sustainable Development	B.194	The proposed policy needs to be flexible to deal with changing circumstances and needs to better reflect viability and deliverability.	Object to combined heat and power at district level. The Council cannot stipulate the manner by which developers achieve the carbon emission reduction targets. The policy is overly prescriptive. Policy ESD 4 fails to have proper regard to viability and the Sir John Harman Report "Viability Testing Local Plans".
194	Adrian	Barker	Terence O'Rourke / Countryside Properties (Bicester) Ltd	138	Theme Three: Policies for Ensuring Sustainable Development	B.194		Policies ESD 1 - 5 have been written without any evidence base as it is still being prepared. The policies should be re-consulted once evidence have been prepared and considered.
185	Stephen	Bawtree	Pegasus Group / Persimmon Homes	139	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 4: Decentralised Energy Systems	The proposed policy needs to be flexible to deal with changing circumstances and needs to better reflect viability and deliverability.	Object to combined heat and power at district level. The Council cannot stipulate the manner by which developers achieve the carbon emission reduction targets. The policy is overly prescriptive. Policy ESD 4 fails to have proper regard to viability and the Sir John Harman Report "Viability Testing Local Plans".

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194	Adrian	Barker	Terence O'Rourke / Countryside Properties (Bicester) Ltd	139	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 4: Decentralised Energy Systems		Policies ESD 1 - 5 have been written without any evidence base as it is still being prepared. The policies should be re-consulted once evidence have been prepared and considered.
204	James	Stevens	Home Builders Federation	139	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 4: Decentralised Energy Systems		Carbon emission reduction targets should be a matter for developers to determine and not stipulated by the Council. The Council's viability assessment has not demonstrated that it can sustain the policy including the requirement that all development achieves Code 5.
232	Sinéad	Morrissey	Rapleys LLP / Pandora Ltd	139	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 4: Decentralised Energy Systems	Policy ESD 4 and ESD 5 should be combined. The final sentence of ESD 4 should be amended as "Where feasibility assessments demonstrate that decentralised energy systems are deliverable and viable, such systems will be encouraged as part of the development". The feasibility study should cover all Low Zero Carbon and Renewable energy solutions in order to ensure the most suitable technology is considered. Justification needed on the thresholds used.	The systems identified may not be the most effective when other effective solutions are available however they will be excluded due to the policy wording. The Policy wording itself is inconsistent as words "encouraged" and "required" are used within the policy. Justification needed on the thresholds used. Policy ESD 4 and ESD 5 should be combined. The Policy should distinguish between the requirements at outline/detailed application stage.
194	Adrian	Barker	Terence O'Rourke / Countryside Properties (Bicester) Ltd	140	Theme Three: Policies for Ensuring Sustainable Development	B.195		Policies ESD 1 - 5 have been written without any evidence base as it is still being prepared. The policies should be re-consulted on once evidence have been prepared and considered.
194	Adrian	Barker	Terence O'Rourke / Countryside Properties (Bicester) Ltd	141	Theme Three: Policies for Ensuring Sustainable Development	B.197		Policies ESD 1 - 5 have been written without any evidence base as it is still being prepared. The policies should be re-consulted once evidence have been prepared and considered.
194	Adrian	Barker	Terence O'Rourke / Countryside Properties (Bicester) Ltd	142	Theme Three: Policies for Ensuring Sustainable Development	B.199		Policies ESD 1 - 5 have been written without any evidence base as it is still being prepared. The policies should be re-consulted on once evidence have been prepared and considered.
47	Martin	Small	English Heritage	143	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 5: Renewable Energy		Supports the proposed wording change

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158	Jayne	Gordon	Hanwell Parish Council	143	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 5: Renewable Energy		Supports the proposed wording change.
183	Alan	Jones		143	Theme Three Policies for Ensuring Sustainable Development	Policy ESD 5: Renewable Energy		Support the proposed wording change
184	Karen	Jones		143	Theme Three Policies for Ensuring Sustainable Development	Policy ESD 5: Renewable Energy		Support the proposed wording change
185	Stephen	Bawtree	Pegasus Group / Persimmon Homes	143	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 5: Renewable Energy	The policy needs to be more flexible and recognise that viability is a key factor.	Object to the policy. Places onerous burdens upon the development. Local Plan needs to be realistic, and should ensure that the impact of the policies when read as whole should be such that the plan is deliverable. The Plan does not consider the Sir John Harman Report "Viability Testing Local Plans". Local Plan allocations should not be subject to such a scale of obligations, standards and policy burdens that cumulatively threatens the Plan's viability to be developed viably.
186	Sarah	Turner		143	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 5: Renewable Energy		Support the proposed wording change. The 3rd bullet point should end with "and their settings".
192	Theresa	Goss	Bloxham Parish Council	143	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 5: Renewable Energy		Supports the proposed wording. All new developments should aim for zero carbon impact on their location. Sites allocated to deliver renewable energy must demonstrate the benefit to the local community.
194	Adrian	Barker	Terence O'Rourke / Countryside Properties (Bicester) Ltd	143	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 5: Renewable Energy		Policies ESD 1 - 5 have been written without any evidence base as it is still being prepared. The policies should be re-consulted once evidence have been prepared and considered.



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232	Sinéad	Morrissey	Rapleys LLP / Pandora Ltd	143	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 5: Renewable Energy	Policy ESD 4 and ESD 5 should be combined. The final sentence of ESD 4 should be amended as "Where feasibility assessments demonstrate that decentralised energy systems are deliverable and viable, such systems will be encouraged as part of the development". Justification needed on the thresholds used.	There is no national requirement to provide on-site renewable energy systems, whether a feasibility report identifies that they are deliverable or not. The Policy does not set out the Council's expectations for exceeding the national Building Regulations or set out a benchmark from which the reduction should be calculated. The aims of the Policy conflicts with Policy ESD 4 and does not encourage the most appropriate Low and Zero Carbon technologies to be selected for the site. The requirements are already reflected in the proposed methodologies detailed in Policy ESD 3. Justification needed on the thresholds used.
237	Alex	Wilson	Barton Willmore / A2 Dominion Group	143	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 5: Renewable Energy		The policy should make reference to viability.
192	Theresa	Goss	Bloxham Parish Council	145	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 6: Sustainable Flood Risk Management		Supports the proposed wording change. Clarification is needed on the removal of existing culverts. Flood Risk Assessments should explore all potential sources of flood risk and water contamination to water sources further from the immediate flood risk zone.
95	Luca	Tremayne	CPRE Oxfordshire	148	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 7: Sustainable Drainage Systems (SuDS)		Concerned over the adequacy of infrastructure. The Plan may need to allocate more land to allow an expansion of SuDS to cope with increased intensity of rainfall events with climate change. Concerned if the existing sewage works can really cope with the new developments.
186	Sarah	Turner		149	Theme Three: Policies for Ensuring Sustainable Development	B.218	Amend the sentence to read "Some development can remediate contaminated land which may be having an adverse impact on controlled water and human health".	Wording is unclear and makes it sound as if the remediation has an adverse impact. Amend the sentence to read "Some development can remediate contaminated land which may be having an adverse impact on controlled water and human health".
70	Charles	Routh	Natural England	154	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment	The policy could be made clearer by reading "if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then development will not be permitted".	The policy could be made clearer by reading "if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then development will not be permitted".
185	Stephen	Bawtree	Pegasus Group / Persimmon Homes	154	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment	The policy needs to be more flexible and recognise that viability is a key factor.	Object to Policy ESD 10.

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185	Stephen	Bawtree	Pegasus Group / Persimmon Homes	155	Theme Three: Policies for Ensuring Sustainable Development	B.240	The policy needs to be more flexible and recognise that viability is a key factor.	Object to Policy ESD 10.
1	Malcolm	Watt	Cotswolds Conservation Board	156	Theme Three: Policies for Ensuring Sustainable Development	B.241		Supports the proposed wording change
185	Stephen	Bawtree	Pegasus Group / Persimmon Homes	156	Theme Three: Policies for Ensuring Sustainable Development	B.241	The policy needs to be more flexible and recognise that viability is a key factor.	Object to Policy ESD 10.
195	Andrew	Docherty	Hives Planning / Oxford Diocesan Board of Finance (ODBF) and the trustees of the Adderbury and Milton Feoffee Charity	156	Theme Three: Policies for Ensuring Sustainable Development	B.241		Supports the proposed wording change
21	Malcolm	Watt	Cotswolds Conservation Board	157	Theme Three: Policies for Ensuring Sustainable Development	B.244		Supports the proposed wording change
185	Stephen	Bawtree	Pegasus Group / Persimmon Homes	157	Theme Three: Policies for Ensuring Sustainable Development	B.244	The policy needs to be more flexible and recognise that viability is a key factor.	Object to Policy ESD 10.
195	Andrew	Docherty	Hives Planning / Oxford Diocesan Board of Finance (ODBF) and the trustees of the Adderbury and Milton Feoffee Charity	158	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 12: Cotswolds Area of Outstanding Natural Beauty		Supports the proposed wording change
70	Charles	Routh	Natural England	159	Theme Three: Policies for Ensuring Sustainable Development	B.245		Supports the proposed wording change
238	Simon	Gamage	RPS Planning and Development / Banner Homes and Mr R Bratt	159	Theme Three: Policies for Ensuring Sustainable Development	B.245		The Policy and supporting text needs to acknowledge that some landscapes will be more sensitive than others, and that where specific development proposals come forward, a specific appraisal of the landscape character and effects of development in that location will need to be undertaken.

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195	Andrew	Docherty	Hives Planning / Oxford Diocesan Board of Finance (ODBF) and the trustees of the Adderbury and Milton Feoffee Charity	160	Theme Three: Policies for Ensuring Sustainable Development	B.248	Delete the proposed wording	The landscape assessment was prepared after the allocation of housing sites and the proposed Green Buffer policy and allocations therefore it is not evidence base supporting the policies within the Plan.
238	Simon	Gamage	RPS Planning and Development / Banner Homes and Mr R Bratt	160	Theme Three: Policies for Ensuring Sustainable Development	B.248		The Policy and supporting text needs to acknowledge that some landscapes will be more sensitive than others, and that where specific development proposals come forward, a specific appraisal of the landscape character and effects of development in that location will need to be undertaken.
47	Martin	Small	English Heritage	161	Theme Three: Policies for Ensuring Sustainable Development	B.249	The proposed removal of text in the 4th bullet point should be retained.	The proposed removal of text in the 4th bullet point should be retained. The Grade II* Registered Park at Wroxton Abbey and the borrowed vistas up the Cherwell Valley from Brougham should be recognised as landscape features of value.
193	Brett	Chambers	Wendlebury Parish Council	161	Theme Three: Policies for Ensuring Sustainable Development	B.249		"The open and agricultural setting and identity of the outlying villages surround Bicester" will be threatened by the proposed South East relief road.
195	Andrew	Docherty	Hives Planning / Oxford Diocesan Board of Finance (ODBF) and the trustees of the Adderbury and Milton Feoffee Charity	161	Theme Three: Policies for Ensuring Sustainable Development	B.249	Include the wording "These will be given weight appropriate to their international/national/local importance, consistent with NPPF Paras 14, 113 and 128-141" after '....local communities'.	Salt Way is not a 'key landmark and landscape feature' of the District.
207	Rob	Kinchin-Smith	Banbury Civic Society	161	Theme Three: Policies for Ensuring Sustainable Development	B.249		Objects to the removal of reference to the Grade II* Wroxton Abbey Park and the borrowed vistas up the Cherwell Valley from Rousham. Reference to Sor Brook and Graven Hill is supported.
238	Simon	Gamage	RPS Planning and Development / Banner Homes and Mr R Bratt	161	Theme Three: Policies for Ensuring Sustainable Development	B.249		The Policy and supporting text needs to acknowledge that some landscapes will be more sensitive than others, and that where specific development proposals come forward, a specific appraisal of the landscape character and effects of development in that location will need to be undertaken.
243	Sarah	Chambers		161	Theme Three: Policies for Ensuring Sustainable Development	B.249		The 1st bullet point will be directly threatened by the proposed South East relief road.
255	Brett	Chambers		161	Theme Three: Policies for Ensuring Sustainable Development	B.249		"The open and agricultural setting and identity of the outlying villages surrounding Bicester" will be threatened by the proposed South East relief road.

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299	Peter	Brown	Drayton Parish Council	161	Theme Three: Policies for Ensuring Sustainable Development	B.249		Supports the proposed wording change
51	Lucy	Murfett	South Oxfordshire District Council	162	Theme Three: Policies for Ensuring Sustainable Development	B.255	Delete the 3rd sentence. Delete the 4th sentence. Add "The Treasury Solicitor conceded a legal challenge to this as insufficient sustainability appraisal had been undertaken of possible alternative locations for meeting the wider housing needs of the City. Any provision of development on that scale would need to have been preceded by joint work and sustainability appraisal of reasonable alternative options involving the City and all of its adjoining authorities. Oxford Core Strategy states that 'some needs that cannot be met within the City may be met elsewhere within the Central Oxfordshire sub-region'. If (following the planned updating of the Strategic Housing Market Assessment for Oxfordshire) joint work were to be initiated to address how the study findings should be evaluated and met, the Council would fulfil its statutory 'duty to co-operate' in partnership with all the other necessary participating authorities".	The paragraph does not correctly report the outcome of the legal challenge, nor does it make reference to the forthcoming joint Oxfordshire SHMA update. The Plan needs to be kept open for this work similar to the adopted South Oxfordshire Core Strategy 2012. The housing figures in the Vale of White Horse District Council's final Local Plan will be informed by the SHMA and other evidence base work and not the South East Plan.

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68	Anna	Lee	Vale of White Horse District Council	162	Theme Three: Policies for Ensuring Sustainable Development	B.255	Delete the 3rd sentence. Delete the 4th sentence. Add "The Treasury Solicitor conceded a legal challenge to this as insufficient sustainability appraisal had been undertaken of possible alternative locations for meeting the wider housing needs of the City. Any provision of development on that scale would need to have been preceded by joint work and sustainability appraisal of reasonable alternative options involving the City and all of its adjoining authorities. Oxford Core Strategy states that 'some needs that cannot be met within the City may be met elsewhere within the Central Oxfordshire sub-region'. If (following the planned updating of the Strategic Housing Market Assessment for Oxfordshire) joint work were to be initiated to address how the study findings should be evaluated and met, the Council would fulfil its statutory 'duty to co-operate' in partnership with all the other necessary participating authorities".	The suggested change will ensure that the Plan recognises the potential need to work with other authorities to address the findings of the SHMA, hence ensuring that the Plan is positively prepared.
178	Michael	Crofton Briggs	Oxford City Council	162	Theme Three: Policies for Ensuring Sustainable Development	B.255		Supports the removal of text within the paragraph. The housing need identified through the South East Plan process has not as yet been satisfied through the policies of the District Councils in the Central Oxfordshire Sub-region. Any wording agreed by Strategic Planning and Infrastructure Partnership should be incorporated into the next Cherwell Local Plan before submission to the Secretary of State.
250	Peter	Frampton	Framptons Planning / Mr Markham	162	Theme Three: Policies for Ensuring Sustainable Development	B.255		The Plan fails to provide an adequate level of housing provision which results in the housing needs of the District not being met. There is a designated conservation area in Charlton-on-Otmoor, which seeks to protect the character of the village. There is no 'open character' to the village due to the dense built environment. Realigning the Green Belt to exclude Charlton-on-Otmoor's built village envelope would not detract from the openness of the Green Belt. The village envelope should be considered as a permanent physical barrier to development. Charlton-on-Otmoor should be released from the Green Belt to enable the Plan to meet the objectively assessed development needs of the District.
220	Andrew	Hornsby-Smith		163	Theme Three: Policies for Ensuring Sustainable Development	B.256	Redraft the wording as "to meet this need and possible housing need identified through the Neighbourhoods DPD".	There is no linkage between the likely findings of the Local Neighbourhoods DPD in respect of housing need in Kidlington and the identified employment needs in the Kidlington area.

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230	Patricia	Redpath	Kidlington Parish Council	163	Theme Three: Policies for Ensuring Sustainable Development	B.256	Amend sentence to read "Kidlington's local housing needs will be examined in more detail through the preparation of the Local Neighbourhoods DPD, and as a result of this the housing allocation may be increased".	Supports the proposed wording change but it ignores the proposed addition of "associated housing needs generated". Amend sentence to read "Kidlington's local housing needs will be examined in more detail through the preparation of the Local Neighbourhoods DPD, and as a result of this the housing allocation may be increased".
19	Suzanne	Bangert	Terence O'Rourke / The Ashworth Family	164	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 14: Oxford Green Belt		There is no flexibility for smaller local communities to accommodate local development needs or address settlement issues through development, where that development is supported by the local community.
36	Nik	Lyzba	JPPC / Oxford University Press	164	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD14: Oxford Green Belt		Acknowledged that some changes have been made which seek to apply a more positive approach to the review of the Green Belt at Kidlington and that the draft Proposals Map has been amended. No other fundamental changes made to respond to the original representation.
38	Nik	Lyzba	The John Phillips Planning Consultancy / The Oxford Charity	164	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD14: Oxford Green Belt		Land west of Water Eaton Lane, Gosford would provide a sustainable location for new development being close to existing services and facilities. Release of this land would not undermine the purposes of the Green Belt and development on the site would not result in a coalescence of settlements and would protect the vulnerable Kidlington gap given the existing permanent development that surrounds it.
84	Alan	Scargill	Oxford Green Belt Network	164	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 14: Oxford Green Belt		Objecting to the identified small scale local review of the Green Belt boundary in the Kidlington and Begbroke area. Expansion of the Science Park will further diminish this space which is locally valued as a recreational and visual amenity as well as for traditional uses.
95	Bruce	Tremayne	CPRE Oxfordshire	164	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 14: Oxford Green Belt		The small scale local review of the Green Belt boundary in Kidlington and Begbroke needs a clearer reference as the two areas are quite distinct. Suggest labelling the sites as Kidlington 1a and 1b to avoid collating the two separate areas.
108	Alan	Lodwick		164	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 14: Oxford Green Belt	Clarification needed on "exceptional circumstances" which needs to be strictly defined.	The Plan should state that 'exceptional circumstances' will be very strictly interpreted having regard to the permanent nature of Green Belt. One test, amongst others, could be that any revision would not lead to pressure for further Green Belt review elsewhere.
209	Angus	Bates	Bloombridge Hill Street Holdings Limited	164	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 14: Oxford Green Belt		The 3rd paragraph should start with "Small scale local reviews....". Object to the inclusion of "and Begbroke Science Park" and this reference should be deleted. Begbroke Science Park has very different Green Belt characteristics to the land at Oxford Technology Park and has no obvious long term defensible boundary. Other issues regarding Begbroke Science Park include: No Landscape and Green Belt Assessment, No needs case set out. The Plan could keep the annotation but number it "Begbroke 1" in order to identify that this is a different Green Belt review, responding to different issues. No evidence to support the proposed Green Belt review.

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250	Peter	Frampton	Framptons Planning / Mr Markham	164	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 14: Oxford Green Belt		The Council should provide for a review of the Green Belt boundaries in order to identify potential development opportunities. Changes to the development boundaries of settlement within the Green Belt should be given consideration through the Local Plan. A review of the Green Belt boundaries must not be left to any subsequent Area Action Plan or Neighbourhood Development Plan. The Green Belt is of national significance and it must therefore follow that is a strategic priority. Villages should be included in the Green Belt only if they contribute significantly to the openness of the Green Belt.
251	Nick	Alston	GVA / Oxford Aviation Services Ltd	164	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 14: Oxford Green Belt		Clarity is needed on how major development sites in the Green Belt are dealt with in policy terms. E.g. Refer to the NPPF, Delivery DPD or adding relevant criteria to the policy. The first sentence of the last paragraph should be deleted. Include "Further reviews of the Green Belt boundary will only be undertaken where exceptional circumstances can be demonstrated at the end.
308	Richard	Cutler	Bloombridge Hill Street Holdings Limited	164	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 14: Oxford Green Belt		The 3rd paragraph should start with "Small scale local reviews....". Object to the inclusion of "and Begbroke Science Park" and this reference should be deleted. Begbroke Science Park has very different Green Belt characteristics to the land at Oxford Technology Park and has no obvious long term defensible boundary. Other issues regarding Begbroke Science Park include: No Landscape and Green Belt Assessment, No needs case set out. The Plan could keep the annotation but number it "Begbroke 1" in order to identify that this is a different Green Belt review, responding to different issues. No evidence to support the proposed Green Belt review.
780	David	Jones	Marrons / Hallam Land Management	165	Theme Three: Policies for Ensuring Sustainable Development	B.258		Green Boundaries/Buffers policy should be deleted since it gives rise to the establishment of "quasi" Green Belt areas, and duplicates the objectives of Policy ESD 13, which are designed to protect and enhance the character and appearance of the landscape around the urban fringe. If Policy ESD 15 remains, the wording will need to be amended to reflect paragraph B.260. Proposed wording for Policy ESD 15 ".....will be maintained over the plan period to 2031 or until land within the Green Buffer is required to meet sustainable development needs that cannot be met elsewhere in order to maintain a five year supply of deliverable housing land. Proposals for the future growth of Banbury and Bicester beyond 2031, will be included in a review of the Local Plan. The review will reconsider the role, function and extent of the Green Buffer around these towns, as necessary to meet some or all of those needs".
158	Jayne	Gordon	Hanwell Parish Council	165	Theme Three: Policies for Ensuring Sustainable Development	B.258		Support the principle of the Green Buffers under Policy ESD15. The Green Buffer boundary will need to be tightly drawn around the final housing allocations north of Banbury. Drayton is relatively sustainable but not considered in the Local Plan. Suggest making Drayton as an allocation and removing it from the Green Buffer. Banbury 2 should be included in the proposed Green Buffer. There is discrepancy between the Banbury Proposals Map and the revised Banbury 2 policy.

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183	Alan	Jones		165	Theme Three Policies for Ensuring Sustainable Development	B.258		Support the principle of the Green Buffers under Policy ESD15. The Green Buffer boundary will need to be tightly drawn around the final housing allocations north of Banbury. Drayton is relatively sustainable but not considered in the Local Plan. Suggest making Drayton as an allocation and removing it from the Green Buffer. Banbury 2 should be included in the proposed Green Buffer. There is discrepancy between the Banbury Proposals Map and the revised Banbury 2 policy.
184	Karen	Jones		165	Theme Three Policies for Ensuring Sustainable Development	B.258		Support the principle of the Green Buffers under Policy ESD15. The Green Buffer boundary will need to be tightly drawn around the final housing allocations north of Banbury. Drayton is relatively sustainable but not considered in the Local Plan. Suggest making Drayton as an allocation and removing it from the Green Buffer. Banbury 2 should be included in the proposed Green Buffer. There is discrepancy between the Banbury Proposals Map and the revised Banbury 2 policy.
185	Stephen	Bawtree	Pegasus Group / Persimmon Homes	165	Theme Three: Policies for Ensuring Sustainable Development	B.258		Development at Banbury and Bicester should address the relationship with the open countryside. Consideration should be given.
195	Andrew	Docherty	Hives Planning / Oxford Diocesan Board of Finance (ODBF) and the trustees of the Adderbury and Milton Feoffee Charity	165	Theme Three: Policies for Ensuring Sustainable Development	B.258		Supports the proposed wording change
204	James	Stevens	Home Builders Federation	165	Theme Three: Policies for Ensuring Sustainable Development	B.258	The Green Buffer policy should be deleted.	The Green Buffer policy should be deleted because it establishes "quasi" Green Belt areas, and duplicates the objectives of Policy ESD 13. Establishing a quasi Green Belt would overly constrict development. There is a risk that development may leapfrog the Green Buffers on appeal. This could militate against the achievement of the Council's objectives at Banbury and Bicester. Green Buffers would be unnecessary and ineffective.
207	Rob	Kinchin-Smith	Banbury Civic Society	165	Theme Three: Policies for Ensuring Sustainable Development	B.258		Supports the proposed wording change
299	Peter	Brown	Drayton Parish Council	165	Theme Three: Policies for Ensuring Sustainable Development	B.258		The proposed wording change has weakened the policy by referring to a green edge instead of clear green boundaries. The separation between Banbury and Drayton Village needs to be maintained.



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303	Arron	Twamley	Savills / Barwood Strategic Land II LLP	165	Theme Three: Policies for Ensuring Sustainable Development	B.258		The Green Buffers show extensive areas of land that are not between the settlement and surrounding villages, nor related to proposed new development. They effectively form 'Greenbelt' around the main settlements preventing sustainable growth. It is clearly evident that the green boundaries shown within the Banbury and Bicester Masterplans have been introduced so as to 'retrofit' the evidence base to the development strategy. The Council should base policy on up to date and relevant evidence base. There is no need for Policy ESD 15. It is considered development at South West of Banbury can be sensitively laid out and designed to maintain Banbury's distinctive identity and setting. The last bullet point of the policy should be deleted and amended to "for each of the proposed new strategic development areas consideration will need to be given to the landscape setting and the edge to Banbury".
78	Alasdair	Jones	Marrons / Hallam Land Management	166	Theme Three: Policies for Ensuring Sustainable Development	B.259		Green Boundaries/Buffers policy should be deleted since it gives rise to the establishment of "quasi" Green Belt areas, and duplicates the objectives of Policy ESD 13, which are designed to protect and enhance the character and appearance of the landscape around the urban fringe. If Policy ESD 15 remains, the wording will need to be amended to reflect paragraph B.260. Proposed wording for Policy ESD 15 "..... will be maintained over the plan period to 2031 or until land within the Green Buffer is required to meet sustainable development needs that cannot be met elsewhere in order to maintain a five year supply of deliverable housing land. Proposals for a future growth of Banbury and Bicester beyond 2031, will be included in a review of the Local Plan. The review will reconsider the role, function and extent of the Green Buffer around these towns, as necessary to meet some or all of those needs".
103	Janice	Parkes	Cerda Planning / CALA Homes (Midlands) Ltd	166	Theme Three: Policies for Ensuring Sustainable Development	B.259		The Bicester Green Buffer report by LDA directly conflicts with the draft Bicester Masterplan. This relates to Green Buffer 1 at Caversfield. The introduction of Green Buffers is wholly flawed. There is no need for Green Buffers as the policies in the Plan make clear that there should be development restraint and that development should not extend beyond the proposed allocations. Caversfield is physically joined to Bicester and has visual functional and social relationship with the urban area of Bicester. Therefore Caversfield is different to other surrounding villages such as Launton and Chesterton. Coalescence has already occurred and the Plan promotes further coalescence with Bicester 1 and 8 allocations. The narrowest point of the Green Buffer between Caversfield and Bicester is 250m wide which undermines its purpose compared to other Green Buffer boundaries. The Green Buffer at Caversfield should be removed.
158	Jayne	Gordon	Hanwell Parish Council	166	Theme Three: Policies for Ensuring Sustainable Development	B.259		Support the principle of the Green Buffers under Policy ESD15. The Green Buffer boundary will need to be tightly drawn around the final housing allocations north of Banbury. Drayton is relatively sustainable, but not considered in the Local Plan. Suggests allocating Drayton and removing it from the Green Buffer. Banbury 2 should be included in the proposed Green Buffer. There is discrepancy between the Banbury Proposals Map and the revised Banbury 2 policy.

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174	Theresa	Goss	Adderbury Parish Council	166	Theme Three: Policies for Ensuring Sustainable Development	B.259		Purpose of Green Buffers is supported, however clarification is needed when referring to Para 157 of the NPPF. This policy will be subject to legal challenge from developers and land owners.
183	Alan	Jones		166	Theme Three Policies for Ensuring Sustainable Development	B.259		Support the principle of the Green Buffers under Policy ESD15. The Green Buffer boundary will need to be tightly drawn around the final housing allocations north of Banbury. Drayton is relatively sustainable, but not considered in the Local Plan. Suggests allocating Drayton and removing it from the Green Buffer. Banbury 2 should be included in the proposed Green Buffer. There is discrepancy between the Banbury Proposals Map and the revised Banbury 2 policy.
184	Karen	Jones		166	Theme Three Policies for Ensuring Sustainable Development	B.259		Support the principle of the Green Buffers under Policy ESD15. The Green Buffer boundary will need to be tightly drawn around the final housing allocations north of Banbury. Drayton is relatively sustainable but not considered in the Local Plan. Suggest making Drayton as an allocation and removing it from the Green Buffer. Banbury 2 should be included in the proposed Green Buffer. There is discrepancy between the Banbury Proposals Map and the revised Banbury 2 policy.
186	Sarah	Turner		166	Theme Three: Policies for Ensuring Sustainable Development	B.259	Amend the bullet point to read "Prevent coalescence and protect the gaps between the existing/planned edge of the towns and surrounding settlements to keep them free from built environment that would harm the character of the surrounding settlements".	The 3rd bullet point is unclear. Amend the bullet point to read "Prevent coalescence and protect the gaps between the existing/planned edge of the towns and surrounding settlements to keep them free from built environment that would harm the character of the surrounding settlements".
193	Brett	Chambers	Wendlebury Parish Council	166	Theme Three: Policies for Ensuring Sustainable Development	B.259		The proposed South East relief road will bring the built environment to the edge of the village and destroy the environment that the Green Buffer has been proposed to protect.
195	Andrew	Docherty	Hives Planning / Oxford Diocesan Board of Finance (ODBF) and the trustees of the Adderbury and Milton Feoffee Charity	166	Theme Three: Policies for Ensuring Sustainable Development	B.259	Delete the paragraph	There has been an extension of the proposed Green Buffers however the landscape assessment was prepared after the proposed Green Buffer policy and allocations, therefore the evidence base does not support the policies and allocations.
204	James	Stevens	Home Builders Federation	166	Theme Three: Policies for Ensuring Sustainable Development	B.259	The Green Buffer policy should be deleted.	The Green Buffer policy should be deleted because it establishes "quasi" Green Belt areas, and duplicates the objectives of Policy ESD 13. Establishing a quasi Green Belt would overly constrict development. There is a risk that development may leapfrog the Green Buffers on appeal. This could militate against the achievement of the Council's objectives at Banbury and Bicester. Green Buffers would be unnecessary and ineffective.

Rep ID No.	First Name	Surname	Organisation	Change No.	Section of PSLP	Location of Change	Changes sought	Comments
207	Rob	Kinchin-Smith	Banbury Civic Society	166	Theme Three: Policies for Ensuring Sustainable Development	B.259		Supports the proposed wording change
232	Sinéad	Morrissey	Rapleys LLP / Pandora Ltd	166	Theme Three: Policies for Ensuring Sustainable Development	B.259		The identification of the Green Buffer as shown on the Proposals Map is supported.
236	S	Brown	Woolf Bond Planning LLP / Miller Strategic Land	166	Theme Three: Policies for Ensuring Sustainable Development	B.259	Remove Land West of Warwick Road, Banbury from the Green Buffer and allocate the site for housing development.	Land West of Warwick Road, Banbury should not be included within the Green Buffer according to the evidence base for the Green Buffer designations.
238	Simon	Gamage	RPS Planning and Development / Banner Homes and Mr R Bratt	166	Theme Three: Policies for Ensuring Sustainable Development	B.259	Land to the south of Bodicote should be removed from the Green Buffer or have the Green Buffer policy deleted from the Plan.	The Green Buffers do not enable the Council to plan positively. Green Buffers are considered to be an example of negative and over restrictive planning that will prevent development coming forward in the most sustainable locations. Concerned that the Green Buffers Reports were carried out after the decision to include Green Buffers was taken and was first consulted upon. Land to the south of Bodicote should be removed from the Green Buffer. The Green Buffer policy should be deleted.
243	Sarah	Chambers		166	Theme Three: Policies for Ensuring Sustainable Development	B.259		The proposed South East relief road will bring the built environment to the edge of the village and destroy the environment that the Green Buffer has been proposed to protect.
255	Brett	Chambers		166	Theme Three: Policies for Ensuring Sustainable Development	B.259		The proposed South East relief road will bring the built environment to the edge of the village and destroy the environment that the Green Buffer has been proposed to protect.
303	Arron	Twamley	Savills / Barwood Strategic Land II LLP	166	Theme Three: Policies for Ensuring Sustainable Development	B.259		The Green Buffers show extensive areas of land that are not between the settlement and surrounding villages, nor related to proposed new development. They effectively form 'Greenbelt' around the main settlements preventing sustainable growth. It is clearly evident that the green boundaries shown within the Banbury and Bicester Masterplans have been introduced so as to 'retrofit' the evidence base to the development strategy. The Council should base policy on up to date and relevant evidence base. There is no need for Policy ESD 15. It is considered development at South West of Banbury can be sensitively laid out and designed to maintain Banbury's distinctive identity and setting. The last bullet point of the policy should be deleted and amended to "for each of the proposed new strategic development areas consideration will need to be given to the landscape setting and the edge to Banbury".

Rep ID No.	First Name	Surname	Organisation	Change No.	Section of PSLP	Location of Change	Changes sought	Comments
76	Holly	Rhoades	Planning Potential Ltd / Gleeson Developments Ltd	167	Theme Three: Policies for Ensuring Sustainable Development	B.260	Consider reducing the Green Buffers away from the existing edge of settlements which will maintain the gaps between settlements and the landscape identity and setting.	The Green Buffers are overly restrictive and will prevent sustainable development. There is a high identified housing need as well as a housing shortfall. Sites in sustainable locations adjacent to existing settlements will need to be developed. The Plan does not offer sufficient flexibility to adapt to rapid change due to the increased tightly drawn Green Buffers. The strategic housing allocations are not sufficient to meet the annual housing requirement, or the shortfall. Not all housing could be contained within the settlement boundaries set by the Green Buffers.
78	Alasdair	Jones	Marrons / Hallam Land Management	167	Theme Three: Policies for Ensuring Sustainable Development	B.260	Wording within paragraph B.260 is contrary to the policy wording in Policy ESD 15. Suggest removing the text in brackets ("including associated green infrastructure")	Wording within paragraph B.260 is contrary to the policy wording in Policy ESD 15. Suggest removing the text in brackets ("including associated green infrastructure")
78	Alasdair	Jones	Marrons / Hallam Land Management	167	Theme Three: Policies for Ensuring Sustainable Development	B.260		Green Boundaries/Buffers policy should be deleted since it gives rise to the establishment of "quasi" Green Belt areas, and duplicates the objectives of Policy ESD 13, which are designed to protect and enhance the character and appearance of the landscape around the urban fringe. If Policy ESD 15 remains, the wording will need to be amended to reflect paragraph B.260. Proposed wording for Policy ESD 15 ".....will be maintained over the plan period to 2031 or until land within the Green Buffer is required to meet sustainable development needs that cannot be met elsewhere in order to maintain a five year supply of deliverable housing land. Proposals for the future growth of Banbury and Bicester beyond 2031, will be included in a review of the Local Plan. The review will reconsider the role, function and extent of the Green Buffer around these towns, as necessary to meet some or all of those needs".
101	Simon	Turner	Launton Parish Council	167	Theme Three: Policies for Ensuring Sustainable Development	B.260	The Green Buffer around Launton should be extended to cover 200 - 300m the other sides of the railway lines to the NW and SW of the village in addition to the area already shown.	The major reduction in extent of the Green Buffer protecting Launton from Bicester renders the buffer completely ineffective as developers will be building closer to Launton. The change conflicts with notes about risk of coalescence in the Sustainability Appraisal Report. Green Buffer report and Officer's response to the Options for Growth 2009 consultation. The current separation between the village and Bicester is less than 200m which the Bicester Green Buffer report describes as "very limited gap" implying that such a small separation is undesirable and should not be reduced further. The SA report Annex B ruled out as an alternative housing allocation due to the risk of coalescence with Launton village. This risk was also identified in the Officer's response to the Options for Growth 2009 consultation. The risk has been ignored in the Bicester Green Buffer report. The Green Buffer around Launton should be extended to cover 200 - 300m on the other sides of the railway lines to the NW and SW of the village in addition to the area already shown.

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105	Janice	Parkes	Cerda Planning / CALA Homes (Midlands) Ltd	167	Theme Three: Policies for Ensuring Sustainable Development	B.260		The Bicester Green Buffer report by LDA directly conflicts with the draft Bicester Masterplan. This relates to Green Buffer 1 at Caversfield. The introduction of Green Buffers is wholly flawed. There is no need for Green Buffers as the policies in the Plan make clear that there should be development restraint and that development should not extend beyond the proposed allocations. Caversfield is physically joined to Bicester and has visual functional and social relationship with the urban area of Bicester. Therefore Caversfield is different to other surrounding villages such as Launton and Chesterton. Coalescence has already occurred and the Plan promotes further coalescence with Bicester 1 and 8 allocations. The narrowest point of the Green Buffer between Caversfield and Bicester is 250m wide which undermines its purpose compared to other Green Buffer boundaries. The Green Buffer at Caversfield should be removed.
158	Jayne	Gordon	Hanwell Parish Council	167	Theme Three: Policies for Ensuring Sustainable Development	B.260		Support the principle of the Green Buffers under Policy ESD15. The Green Buffer boundary will need to be tightly drawn around the final housing allocations north of Banbury. Drayton is relatively sustainable but not considered in the Local Plan. Suggest making Drayton as an allocation and removing it from the Green Buffer. Banbury 2 should be included in the proposed Green Buffer. There is discrepancy between the Banbury Proposals Map and the revised Banbury 2 policy.
183	Alan	Jones		167	Theme Three Policies for Ensuring Sustainable Development	B.260		Support the principle of the Green Buffers under Policy ESD15. The Green Buffer boundary will need to be tightly drawn around the final housing allocations north of Banbury. Drayton is relatively sustainable but not considered in the Local Plan. Suggest making Drayton as an allocation and removing it from the Green Buffer. Banbury 2 should be included in the proposed Green Buffer. There is discrepancy between the Banbury Proposals Map and the revised Banbury 2 policy.
184	Karen	Jones		167	Theme Three Policies for Ensuring Sustainable Development	B.260		Support the principle of the Green Buffers under Policy ESD15. The Green Buffer boundary will need to be tightly drawn around the final housing allocations north of Banbury. Drayton is relatively sustainable but not considered in the Local Plan. Suggest making Drayton as an allocation and removing it from the Green Buffer. Banbury 2 should be included in the proposed Green Buffer. There is discrepancy between the Banbury Proposals Map and the revised Banbury 2 policy.

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186	Sarah	Turner		167	Theme Three: Policies for Ensuring Sustainable Development	B.260	Green Buffer to be extended beyond the two railway lines to give a significant buffer around Launton comparable to that around the other villages in the vicinity of Bicester, whilst retaining (or improving) the buffer between the edges of the village and the railway lines. The Green Buffer should also be extended to the south of the village to prevent the village growing outwards towards the railway line.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. The Green Buffer is too small and will be ineffective. The edge of Launton is within 200m of the existing edge of Bicester. The Green Buffer boundary should be extended beyond the two railway lines to give a significant buffer around Launton comparable to that around the other villages in the vicinity of Bicester, whilst retaining (or improving) the buffer between the edges of the village and the railway lines. The Green Buffer should also be extended to the south of the village to prevent the village growing outwards towards the railway line. The railway lines themselves would not provide sufficient demarcation if development were to come right up to the lines from the other side.
193	Brett	Chambers	Wendlebury Parish Council	167	Theme Three: Policies for Ensuring Sustainable Development	B.260		The proposed relief roads options 2c and 3 both cross the proposed Green Buffer for Wendlebury.
195	Andrew	Docherty	Hives Planning / Oxford Diocesan Board of Finance (ODBF) and the trustees of the Adderbury and Milton Feoffee Charity	167	Theme Three: Policies for Ensuring Sustainable Development	B.260	Delete the paragraph	The requirement for and extent of the Green Buffers is disputed. Object in principle to the inclusion of Salt Way as being of such historic value as to constrain sustainable development. The Bicester and Banbury Green Buffer reports post-date the Green Buffer policy.
204	James	Stevens	Home Builders Federation	167	Theme Three: Policies for Ensuring Sustainable Development	B.260	The Green Buffer policy should be deleted.	The Green Buffer policy should be deleted because it establishes "quasi" Green Belt areas, and duplicates the objectives of Policy ESD 13. Establishing a quasi Green Belt would overly constrict development. There is a risk that development may leapfrog the Green Buffers on appeal. This could militate against the achievement of the Council's objectives at Banbury and Bicester. Green Buffers would be unnecessary and ineffective.
207	Rob	Kinchin-Smith	Banbury Civic Society	167	Theme Three: Policies for Ensuring Sustainable Development	B.260		Supports the proposed wording change
232	Sinéad	Morrissey	Rapleys LLP / Pandora Ltd	167	Theme Three: Policies for Ensuring Sustainable Development	B.260		The identification of the Green Buffer as shown on the Proposals Map is supported.
236	S	Brown	Woolf Bond Planning LLP / Miller Strategic Land	167	Theme Three: Policies for Ensuring Sustainable Development	B.260	Remove Land West of Warwick Road, Banbury from the Green Buffer and allocate the site for housing development.	Land West of Warwick Road, Banbury should not be included within the Green Buffer according to the evidence base for the Green Buffer designations.
238	Simon	Gamage	RPS Planning and Development / Banner Homes and Mr R Bratt	167	Theme Three: Policies for Ensuring Sustainable Development	B.260	Evidence needed to support the Green Buffer policy.	Welcomes the review qualification to Policy ESD 15 which allows for the revision of a Green Buffer in the event that a site on the edge of a village were to come forward for development. Evidence needed to support the Green Buffer policy.

Rep ID No.	First Name	Surname	Organisation	Change No.	Section of PSLP	Location of Change	Changes sought	Comments
243	Sarah	Chambers		167	Theme Three: Policies for Ensuring Sustainable Development	B.260		The proposed relief roads options 2c and 3 both cross the proposed Green Buffer for Wendlebury.
255	Brett	Chambers		167	Theme Three: Policies for Ensuring Sustainable Development	B.260		The proposed relief roads options 2c and 3 both cross the proposed Green Buffer for Wendlebury.
263	Jacqui	Cox	Oxfordshire County Council	167	Theme Three: Policies for Ensuring Sustainable Development	B.260		Where there is a need for important infrastructure the District Council would consider the merits, balancing the principles of the Green Buffer policy with the importance of the infrastructure being proposed.
303	Arron	Twamley	Savills / Barwood Strategic Land II LLP	167	Theme Three: Policies for Ensuring Sustainable Development	B.260		The Green Buffers show extensive areas of land that are not between the settlement and surrounding villages, nor related to proposed new development. They effectively form 'Greenbelt' around the main settlements preventing sustainable growth. It is clearly evident that the green boundaries shown within the Banbury and Bicester Masterplans have been introduced so as to 'retrofit' the evidence base to the development strategy. The Council should base policy on up to date and relevant evidence base. There is no need for Policy ESD 15. It is considered development at South West of Banbury can be sensitively laid out and designed to maintain Banbury's distinctive identity and setting. The last bullet point of the policy should be deleted and amended to "for each of the proposed new strategic development areas consideration will need to be given to the landscape setting and the edge to Banbury".
44	Vic	Keeble	Chesterton Parish Council	168	Theme Three: Policies for Ensuring Sustainable Development	B.261		Supports the proposed wording change
78	Alasdair	Jones	Marrons / Hallam Land Management	168	Theme Three: Policies for Ensuring Sustainable Development	B.261		Green Boundaries/Buffers policy should be deleted since it gives rise to the establishment of "quasi" Green Belt areas, and duplicates the objectives of Policy ESD 13, which are designed to protect and enhance the character and appearance of the landscape around the urban fringe. If Policy ESD 15 remains, the wording will need to be amended to reflect paragraph B.260. Proposed wording for Policy ESD 15 ".....will be maintained over the plan period to 2031 or until land within the Green Buffer is required to meet sustainable development needs that cannot be met elsewhere in order to maintain a five year supply of deliverable housing land. Proposals for the future growth of Banbury and Bicester beyond 2031, will be included in a review of the Local Plan. The review will reconsider the role, function and extent of the Green Buffer around these towns, as necessary to meet some or all of those needs".

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158	Jayne	Gordon	Hanwell Parish Council	168	Theme Three: Policies for Ensuring Sustainable Development	B.261		Support the principle of the Green Buffers under Policy ESD15. The Green Buffer boundary will need to be tightly drawn around the final housing allocations north of Banbury. Drayton is relatively sustainable but not considered in the Local Plan. Suggest making Drayton as an allocation and removing it from the Green Buffer. Banbury 2 should be included in the proposed Green Buffer. There is discrepancy between the Banbury Proposals Map and the revised Banbury 2 policy.
183	Alan	Jones		168	Theme Three Policies for Ensuring Sustainable Development	B.261		Support the principle of the Green Buffers under Policy ESD15. The Green Buffer boundary will need to be tightly drawn around the final housing allocations north of Banbury. Drayton is relatively sustainable but not considered in the Local Plan. Suggest making Drayton as an allocation and removing it from the Green Buffer. Banbury 2 should be included in the proposed Green Buffer. There is discrepancy between the Banbury Proposals Map and the revised Banbury 2 policy.
184	Karen	Jones		168	Theme Three Policies for Ensuring Sustainable Development	B.261		Support the principle of the Green Buffers under Policy ESD15. The Green Buffer boundary will need to be tightly drawn around the final housing allocations north of Banbury. Drayton is relatively sustainable but not considered in the Local Plan. Suggest making Drayton as an allocation and removing it from the Green Buffer. Banbury 2 should be included in the proposed Green Buffer. There is discrepancy between the Banbury Proposals Map and the revised Banbury 2 policy.
195	Andrew	Docherty	Hives Planning / Oxford Diocesan Board of Finance (ODBF) and the trustees of the Adderbury and Milton Feoffee Charity	168	Theme Three: Policies for Ensuring Sustainable Development	B.261	Delete the paragraph. If the paragraph remains consider the wording "Land within the buffers will contribute to green infrastructure, including retained agricultural land, open space and woodland".	The Bicester and Banbury Green Buffer reports post-date the Green Buffer policy. This paragraph is inconsistent with Policy ESD 15: Green Boundaries to Growth.
204	James	Stevens	Home Builders Federation	168	Theme Three: Policies for Ensuring Sustainable Development	B.261	The Green Buffer policy should be deleted.	The Green Buffer policy should be deleted because it establishes "quasi" Green Belt areas, and duplicates the objectives of Policy ESD 13. Establishing a quasi Green Belt would overly restrict development. There is a risk that development may leapfrog the Green Buffers on appeal. This could militate against the achievement of the Council's objectives at Banbury and Bicester. Green Buffers would be unnecessary and ineffective.
207	Rob	Kinchin-Smith	Banbury Civic Society	168	Theme Three: Policies for Ensuring Sustainable Development	B.261		Supports the proposed wording change
232	Sinéad	Morrisey	Rapleys LLP / Pandora Ltd	168	Theme Three: Policies for Ensuring Sustainable Development	B.261		The identification of the Green Buffer as shown on the Proposals Map is supported.



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263	Jacqui	Cox	Oxfordshire County Council	168	Theme Three: Policies for Ensuring Sustainable Development	B.261		The Policy should be reworded to be more positive towards the creation of community woodland where this is appropriate in landscape and ecological terms. Include the following wording "Green Buffers will take the form of community woodland where the opportunity exists and when woodland planting is appropriate in landscape and ecological terms". The Green Buffers should be retained in perpetuity and management mechanisms put in place.
303	Arron	Twamley	Savills / Barwood Strategic Land II LLP	168	Theme Three: Policies for Ensuring Sustainable Development	B.261		The Green Buffers show extensive areas of land that are not between the settlement and surrounding villages, nor related to proposed new development. They effectively form 'Greenbelt' around the main settlements preventing sustainable growth. It is clearly evident that the green boundaries shown within the Banbury and Bisector Master plans have been introduced so as to 'retrofit' the evidence base to the development strategy. The Council should base policy on up to date and relevant evidence base. There is no need for Policy END 15. It is considered development at South West of Banbury can be sensitively laid out and designed to maintain Banbury's distinctive identity and setting. The last bullet point of the policy should be deleted and amended to "for each of the proposed new strategic development areas consideration will need to be given to the landscape setting and the edge to Banbury".
76	Holly	Rhoades	Planning Potential Ltd / Gleeson Developments Ltd	169	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 15: Green Boundaries to Growth	Consider reducing the Green Buffers away from the existing edge of settlements which will maintain the gaps between settlements and the landscape identity and setting.	The Green Buffers are overly restrictive and will prevent sustainable development. There is a high identified housing need as well as a housing shortfall. Sites in sustainable locations adjacent to existing settlements will need to be developed. The Plan does not offer sufficient flexibility to adapt to rapid change due to the increased tightly drawn Green Buffers. The strategic housing allocations are not sufficient to meet the housing requirement annually or the shortfall. Not all housing could be contained within the settlement boundaries set by the Green Buffers.
78	Alasdair	Jones	Marrons / Hallam Land Management	169	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 15: Green Boundaries to Growth		Green Boundaries/Buffers policy should be deleted since it gives rise to the establishment of "quasi" Green Belt areas, and duplicates the objectives of Policy END 13, which are designed to protect and enhance the character and appearance of the landscape around the urban fringe. If Policy ESD 15 remains, the wording will need to be amended to reflect paragraph B.260. Proposed wording for Policy ESD 15 ".....will be maintained over the plan period to 2031 or until land within the Green Buffer is required to meet sustainable development needs that cannot be met elsewhere in order to maintain a five year supply of deliverable housing land. Proposals for the future growth of Banbury and Bicester beyond 2031, will be included in a review of the Local Plan. The review will reconsider the role, function and extent of the Green Buffer around these towns, as necessary to meet some or all of those needs".
95	Bruce	Tremayne	CPRE Oxfordshire	169	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 15: Green Boundaries to Growth		Supports the proposed wording but question why the Green Buffers have not been extended to include land west of Bicester 1, south of Bicester 2, east of Bicester 12 and south east Bicester 11.

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105	Janice	Parkes	Cerda Planning / CALA Homes (Midlands) Ltd	169	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 15: Green Boundaries to Growth		The Bicester Green Buffer report by LDA directly conflicts with the draft Bicester Masterplan. This relates to Green Buffer 1 at Caversfield. The introduction of Green Buffers is wholly flawed. There is no need for Green Buffers as the policies in the Plan make clear that there should be development restraint and that development should not extend beyond the proposed allocations. Caversfield is physically joined to Bicester and has visual functional and social relationship with the urban area of Bicester. Therefore Caversfield is different to other surrounding villages such as Launton and Chesterton. Coalescence has already occurred and the Plan promotes further coalescence with Bicester 1 and 8 allocations. The narrowest point of the Green Buffer between Caversfield and Bicester is 250m wide which undermines its purpose compared to other Green Buffer boundaries. The Green Buffer at Caversfield should be removed.
129	Tim	Hibbert		169	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 15: Green Boundaries to Growth		Support the policy however the boundaries will need to be adopted so that it prevents any form of development taking place in them.
158	Payne	Gordon	Hanwell Parish Council	169	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 15: Green Boundaries to Growth		Support the principle of the Green Buffers under Policy ESD15. The Green Buffer boundary will need to be tightly drawn around the final housing allocations north of Banbury. Drayton is relatively sustainable but not considered in the Local Plan. Suggest making Drayton as an allocation and removing it from the Green Buffer. Banbury 2 should be included in the proposed Green Buffer. There is discrepancy between the Banbury Proposals Map and the revised Banbury 2 policy.
173	Owen	Jones	Boyer Planning / Bloor Homes (Western) Ltd	169	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 15: Green Boundaries to Growth		The purpose of the Green Buffer is supported however it should not be afforded the degree of permanence that constrains development options at the town in the longer term.
183	Alan	Jones		169	Theme Three Policies for Ensuring Sustainable Development	Policy ESD 15: Green Boundaries to Growth		Support the principle of the Green Buffers under Policy ESD15. The Green Buffer boundary will need to be tightly drawn around the final housing allocations north of Banbury. Drayton is relatively sustainable but not considered in the Local Plan. Suggest making Drayton as an allocation and removing it from the Green Buffer. Banbury 2 should be included in the proposed Green Buffer. There is discrepancy between the Banbury Proposals Map and the revised Banbury 2 policy.
184	Karen	Jones		169	Theme Three Policies for Ensuring Sustainable Development	Policy ESD 15: Green Boundaries to Growth		Support the principle of the Green Buffers under Policy ESD15. The Green Buffer boundary will need to be tightly drawn around the final housing allocations north of Banbury. Drayton is relatively sustainable but not considered in the Local Plan. Suggest making Drayton as an allocation and removing it from the Green Buffer. Banbury 2 should be included in the proposed Green Buffer. There is discrepancy between the Banbury Proposals Map and the revised Banbury 2 policy.

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186	Sarah	Turner		169	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 15: Green Boundaries to Growth	The final sentence should be amended to "Development proposals within the Green Buffers will only be permitted under exceptional circumstances, and if they would not conflict with these objectives".	The removal of the text about the Green Buffers being "kept free from built development" and the addition of the last sentence weakens the concept of the Green Buffers making them ineffective.
195	Andrew	Docherty	Hives Planning / Oxford Diocesan Board of Finance (ODBF) and the trustees of the Adderbury and Milton Feoffee Charity	169	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 15: Green Boundaries to Growth	Delete the paragraph	The Bicester and Banbury Green Buffer reports post-date the Green Buffer policy. The five objectives could be achieved with Para B.258 and Policy ESD 16.
204	James	Stevens	Home Builders Federation	169	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 15: Green Boundaries to Growth	The Green Buffer policy should be deleted.	The Green Buffer policy should be deleted because it establishes "quasi" Green Belt areas, and duplicates the objectives of Policy ESD 13. Establishing a quasi Green Belt would overly restrict development. There is a risk that development may leapfrog the Green Buffers on appeal. This could militate against the achievement of the Council's objectives at Banbury and Bicester. Green Buffers would be unnecessary and ineffective.
207	Rob	Kinchin-Smith	Banbury Civic Society	169	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 15: Green Boundaries to Growth		Supports the proposed wording change
212	David	Keene	David Lock Associates on behalf of Gallagher Estates Ltd	169	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 15: Green Boundaries to Growth	The policy should be deleted however if the policy remains it should only be applied in cases where the local authority is able to demonstrate a five year housing land supply. The policy should also refer to a requirement to review the green boundaries for growth in the event of any plan review.	This policy raises concerns in particular for Banbury as the Green Buffer designation now extend further beyond the current edge of built development, potentially eliminating a much larger land area from considerations for further housing growth. The policy should be deleted however if the policy remains it should only be applied in cases where the local authority is able to demonstrate a five year housing land supply. The policy should also refer to a requirement to review the green boundaries for growth in the event of any plan review.
218	R	Jones	John Phillips Planning Consultancy / Dr R Jones	169	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 15: Green Boundaries to Growth		The site to the South West of Bicester which is positioned between the A41 and the Wendlebury Road. Object to the site being designated as a Green Buffer. The site does not present danger of the coalescence of Bicester and Wendlebury therefore the site should be removed from the Green Buffer.
232	Sinéad	Morrissey	Rapleys LLP / Pandora Ltd	169	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 15: Green Boundaries to Growth	"Protection of important views" should be deleted.	The principle of the Green Buffers as shown on the Proposals Map is supported. Explanation needed on the protection of important views. It is unclear how designating land as Green Buffer will protect important views. This is not considered to be a legitimate planning purpose of such a designation.

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232	Sinéad	Morrisey	Rapleys LLP / Pandora Ltd	169	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 15: Green Boundaries to Growth		The identification of the Green Buffer as shown on the Proposals Map is supported.
238	Simon	Gamage	RPS Planning and Development / Banner Homes and Mr R Bratt	169	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 15: Green Boundaries to Growth	Land to the south of Bodicote should be removed from the Green Buffer or have the Green Buffer policy deleted from the Plan. Evidence needed to support the Green Buffer policy.	The Policy and supporting text needs to acknowledge that some landscapes will be more sensitive than others, and that where specific development proposals come forward, a specific appraisal of the landscape character and effects of development in that location will need to be undertaken. Land to the south of Bodicote should be removed from the Green Buffer as this serves no purpose in the delivery of the five objectives. The Green Buffer policy should be deleted. Evidence needed to support the Green Buffer policy.
268	Anne	Hibbert		169	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 15: Green Boundaries to Growth		Supports the proposed wording change however the Green Buffer zones will need to be adopted in order for them to be effective.
279	Peter	Burrows	Adderbury Conservation Action Group	169	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 15: Green Boundaries to Growth		Concerned over the distance between Bankside development / Bankside Phase 2 and Adderbury. The proposed Green Buffer zone between the two areas should be maintained.
207	Rob	Kinchin-Smith	Banbury Civic Society	170	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 16: The Character of the built Environment		Supports the proposed wording change except "use of Article 4 Directions..." Change "our villages" to "our historic villages and towns".
207	Rob	Kinchin-Smith	Banbury Civic Society	171	Theme Three: Policies for Ensuring Sustainable Development	B.262		Supports the proposed wording change except "use of Article 4 Directions..." Change "our villages" to "our historic villages and towns".
207	Rob	Kinchin-Smith	Banbury Civic Society	172	Theme Three: Policies for Ensuring Sustainable Development	B.263		Supports the proposed wording change except "use of Article 4 Directions..." Change "our villages" to "our historic villages and towns".
47	Martin	Small	English Heritage	173	Theme Three: Policies for Ensuring Sustainable Development	B.264		Supports the proposed wording change however would the text to be revised as "We will maintain a local register of Buildings at Risk and use Article 4 Directions to maintain the character of our towns and villages".

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195	Andrew	Docherty	Hives Planning / Oxford Diocesan Board of Finance (ODBF) and the trustees of the Adderbury and Milton Feoffee Charity	173	Theme Three: Policies for Ensuring Sustainable Development	B.264	The second sentence to be amended as "....Conservation Areas and other heritage assets (including both designated and undesignated assets) form part of the historic fabric of the District and will be protected to an extent appropriate to their importance and value, consistent with NPPF Paras 14 and 128-141".	The paragraph appear to give equal weight to designated historical assets of all types and to 'other' and 'undesignated' assets which is inconsistent with the NPPF. The policy has no distinction to the significance of impacts on assets of local/national/international importance.
207	Rob	Kinchin-Smith	Banbury Civic Society	173	Theme Three: Policies for Ensuring Sustainable Development	B.264		Supports the proposed wording change except "use of Article 4 Directions..." Change "our villages" to "our historic villages and towns".
207	Rob	Kinchin-Smith	Banbury Civic Society	174	Theme Three: Policies for Ensuring Sustainable Development	B.265		Supports the proposed wording change except "use of Article 4 Directions..." Change "our villages" to "our historic villages and towns".
421		Carmichael	Thames Valley Police	175	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 16: The Character of the built Environment		Supports the policy. If a policy on community safety etc is not created then Policy ESD 16 will need rewording. Suggestion - "New development proposals must". Change "Be compatible with up to date....." to "achieve Secured by Design accreditation".
173	Gwen	Jones	Boyer Planning / Bloor Homes (Western) Ltd	175	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 16: The Character of the built Environment		The inclusion of a requirement for the preparation of a Design Code on Strategic Sites should not prejudice or extend the determination of any currently submitted applications on Strategic Sites where wholly appropriate and sufficient information has been submitted by the applicants. It should be a requirement for any future phased development constructed post adoption.
185	Stephen	Bawtree	Pegasus Group / Persimmon Homes	175	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 16: The Character of the built Environment		The policy needs to recognise that design objectives have to be practical and deliverable in the context of the NPPF.
207	Rob	Kinchin-Smith	Banbury Civic Society	175	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 16: The Character of the built Environment		Supports the proposed wording change except "use of Article 4 Directions..." Change "our villages" to "our historic villages and towns".
232	Sinéad	Morrissey	Rapleys LLP / Pandora Ltd	175	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 16: The Character of the built Environment	The policy needs amending.	No definition or explanation for a 'strategic site'. The level of detailed design expectation, particularly in relation to Design Codes will still need to be determined as appropriate pending whether it is an outline or reserved matters/full application.

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207	Rob	Kinchin-Smith	Banbury Civic Society	176	Theme Three: Policies for Ensuring Sustainable Development	B.270		Supports the proposed wording change except "use of Article 4 Directions..." Change "our villages" to "our historic villages and towns".
207	Rob	Kinchin-Smith	Banbury Civic Society	177	Theme Three: Policies for Ensuring Sustainable Development	B.272		Supports the proposed wording change except "use of Article 4 Directions..." Change "our villages" to "our historic villages and towns".
207	Rob	Kinchin-Smith	Banbury Civic Society	178	Theme Three: Policies for Ensuring Sustainable Development	B.273		Supports the proposed wording change except "use of Article 4 Directions..." Change "our villages" to "our historic villages and towns".
84	Ian	Scargill	Oxford Green Belt Network	179	Theme Three: Policies for Ensuring Sustainable Development	B.274		Supports the proposed wording change
207	Rob	Kinchin-Smith	Banbury Civic Society	179	Theme Three: Policies for Ensuring Sustainable Development	B.274		Supports the proposed wording change except "use of Article 4 Directions..." Change "our villages" to "our historic villages and towns".
177	Gene	Hennell	The Canal and Rivers Trust	180	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 17: The Oxford Canal		Supports the proposed wording change however there is one minor concern relating the facilities needed to service the canal and those who seek to enjoy it. The policy meets needs of some users however the policy should be expanded to cover the needs of boaters who need moorings, sanitary facilities, etc. Clarification needed for the inclusion of supporting ancillary facilities. Constraints such as topography and location needs to be recognised or widen the remit of the proposed policy in the Development Management DPD to cover all facilities. The policy needs to be flexible.
207	Rob	Kinchin-Smith	Banbury Civic Society	180	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 17: The Oxford Canal		Supports the proposed wording change except "use of Article 4 Directions..." Change "our villages" to "our historic villages and towns".
263	Jacqui	Cox	Oxfordshire County Council	180	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 17: The Oxford Canal		Concerned that the policy does not include reference to the need to protect and enhance biodiversity. The Policy should be amended to ensure that harm to the biodiversity value of the Oxford Canal is avoided.

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21	Troth	Wells	The British Horse Society	181	Theme Three: Policies for Ensuring Sustainable Development	B.275		Equestrianism plays an important role in culture, health, leisure, sport and general improvement to the quality of life, including for disabled people (such as riding for the disabled) and people with mental health issues. Many people partially disabled find that horse riding is a convenient way to get around and to get exercise. Reference made to a study titled 'The health benefits of horse riding in the UK'. Reference also made to West Berks Local Plan Policy CS 12 Equestrian/racehorse industry.
207	Rob	Kinchin-Smith	Banbury Civic Society	181	Theme Three: Policies for Ensuring Sustainable Development	B.275		Supports the proposed wording change except "use of Article 4 Directions..." Change "our villages" to "our historic villages and towns".
263	Jacqui	Cox	Oxfordshire County Council	181	Theme Three: Policies for Ensuring Sustainable Development	B.275		Policy on Green Infrastructure is supported however it should include reference to woodlands, as they are an important part of Green Infrastructure. The District currently has a shortage of accessible green space, including deficiencies in woodland.
207	Rob	Kinchin-Smith	Banbury Civic Society	182	Theme Three: Policies for Ensuring Sustainable Development	B.280		Supports the proposed wording change except "use of Article 4 Directions..." Change "our villages" to "our historic villages and towns".
207	Rob	Kinchin-Smith	Banbury Civic Society	183	Theme Three: Policies for Ensuring Sustainable Development	B.281		Supports the proposed wording change except "use of Article 4 Directions..." Change "our villages" to "our historic villages and towns".
207	Rob	Kinchin-Smith	Banbury Civic Society	184	Theme Three: Policies for Ensuring Sustainable Development	B.282		Supports the proposed wording change except "use of Article 4 Directions..." Change "our villages" to "our historic villages and towns".
207	Rob	Kinchin-Smith	Banbury Civic Society	185	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 18: Green Infrastructure		Supports the proposed wording change except "use of Article 4 Directions..." Change "our villages" to "our historic villages and towns".
225	Alex	Arrol	Savills / Kennet Properties Ltd/Thames Water Group	185	Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 18: Green Infrastructure		A definition for Green Infrastructure is needed. No explanation as to how sites have been chosen for incorporation into Green Infrastructure and why others have not. It is unclear how Green Infrastructure is annotated on the Banbury Key Proposals Map.
185	Stephen	Bawtree	Pegasus Group / Persimmon Homes	186	C Policies for Cherwell's Places	C.2		Supports the proposed wording
207	Rob	Kinchin-Smith	Banbury Civic Society	186	C Policies for Cherwell's Places:	C.235		Supports the proposed wording change except "use of Article 4 Directions..." Change "our villages" to "our historic villages and towns".

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238	Simon	Gamage	RPS Planning and Development / Banner Homes and Mr R Bratt	186	C Policies for Cherwell's Places	C.2	Land to the south of Bodicote should be removed from the Green Buffer or have the Green Buffer policy deleted from the Plan. Evidence needed to support the Green Buffer policy.	The Plan fails to address the development needs of the District outside of Banbury and Bicester. The Plan seeks to focus development on the urban areas at the expense of the rural areas, rather than considering the merits of a more dispersed development strategy.
185	Stephen	Bawtree	Pegasus Group / Persimmon Homes	187	C Policies for Cherwell's Places	C.6		The proposed wording fails to recognise that planning obligations can only be applied if it meets the three statutory tests set out in the CIL Regulation 122. The Plan should be mindful of the implications of viability both from specific policy requirements and the cumulative impact of all financial burdens placed on development to ensure that it does not adversely affect the ability to bring development forward viably. The Local Plan should ensure that planning obligations are properly referenced and in conformity with CIL Regulations and NPPF.
6	Dominic	Woodfield	Bioscan (UK) Ltd	188	C Policies for Cherwell's Places	Introduction		Removal of reference to Gavray Drive as a consented site is welcomed. This recognition reflects the current position of impasse with the promoters of that site, and it is worth stressing that this situation is not of Cherwell District Councils making but due to the applicant's continued reluctance to change their proposals to comply with local and national planning policy.
178	Michael	Crofton Briggs	Oxford City Council	190	C Policies for Cherwell's Places: Bicester	C.12		Supports the proposed wording change
500	Andy	Kirkham	Aylesbury Vale District Council	191	C Policies for Cherwell's Places: Bicester	C.15	Insert a new sentence - "The potential link road will be progressed with engagement with Aylesbury Vale District Council and Buckinghamshire County Council".	Discussions needed between Cherwell District Council, Oxfordshire County Council, Buckinghamshire County Council and Aylesbury Vale District Council to discuss the possible strategic relief roads at Bicester.
90	Jayne	Blake		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. Route 3 cannot be carried forward: it sits outside the proposed development area of Bicester; the route impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it is a much longer route than necessary; it is too close to the Alchester SAM; it will increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering/leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; Increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester.



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110	J H E	Thomas		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. Route 3 cannot be carried forward: it sits outside the proposed development area of Bicester; the route impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it is a much longer route than necessary; it is too close to the Alchester SAM; it will increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering/leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; Increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester.
111	Christine	Tulloch		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. Route 3 cannot be carried forward: it sits outside the proposed development area of Bicester; the route impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it is a much longer route than necessary; it is too close to the Alchester SAM; it will increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering/leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; Increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester.
112	Michell	Busby		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. Route 3 cannot be carried forward: it sits outside the proposed development area of Bicester; the route impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it is a much longer route than necessary; it is too close to the Alchester SAM; it will increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering/leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; Increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester.

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113	P J	Busby		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. Route 3 cannot be carried forward: it sits outside the proposed development area of Bicester; the route impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it is a much longer route than necessary; it is too close to the Alchester SAM; it will increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering/leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; Increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester.
115	Kerry	Wilce		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	The Bicester Movement Study is a third party report commissioned by Oxfordshire County Council that has not been open to consultation or challenge prior to its inclusion as evidence as part of the Local Plan submission. The study makes no reference to any mitigation for Wendlebury in any of its options or recommendations despite what is referenced in C.15. Sufficient land has already been purchased from the owners of Elm Tree Farm for a dual carriageway to be built across the railway for the access road which clearly prejudices any consultation and leaves the process open to judicial challenge. There will be significant impact on Wendlebury caused by Option 3 where no appropriate mitigation could be overcome. A better solution will be to create a ring road from near Graven Hill to meet up with the A41 at the new roundabout to the south of Bicester Avenue.
116	Pamela	Wilce		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	The Bicester Movement Study is a third party report commissioned by Oxfordshire County Council that has not been open to consultation or challenge prior to its inclusion as evidence as part of the Local Plan submission. The study makes no reference to any mitigation for Wendlebury in any of its options or recommendations despite what is referenced in C.15. Sufficient land has already been purchased from the owners of Elm Tree Farm for a dual carriageway to be built across the railway for the access road which clearly prejudices any consultation and leaves the process open to judicial challenge. There will be significant impact on Wendlebury caused by Option 3 where no appropriate mitigation could be overcome. A better solution will be to create a ring road from near Graven Hill to meet up with the A41 at the new roundabout to the south of Bicester Avenue.

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117	Julian	Cordy		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. Route 3 cannot be carried forward: it sits outside the proposed development area of Bicester; the route impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it is a much longer route than necessary; it is too close to the Alchester SAM; it will increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering/leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; Increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester.
119	Robert	Armstrong		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. Route 3 cannot be carried forward: it sits outside the proposed development area of Bicester; the route impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it is a much longer route than necessary; it is too close to the Alchester SAM; it will increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering/leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; Increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; these routes have been looked at from a solely Bicester Town perspective showing a total disregard for the inhabitants of communities outside of Bicester.
126	Charles	Wrench		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation and missed from most of the maps. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. Route 3 sits outside the proposed development area of Bicester; it impacts upon the proposed Green Buffer zone; it does not form a logical ring road around Bicester; it is a longer route than necessary; it is too close to the Alchester SAM; it will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering/leaving Wendlebury difficult; Wendlebury will be boxed in by the M40, A41, railway and the new road; Increasing risk of development creeping towards Wendlebury, as a new boundary will have been created; these routes have been looked at from a Bicester Town perspective, with total disregard for the communities outside of Bicester. No mention on the impact on water levels in the surrounding area; Wendlebury has a history of flooding.

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128	Charlotte	Carry		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation and missed from most of the maps. There is no recommendation on a preferred route so people are commenting the unknown. Poor communication throughout the process. Route 3 sits outside the proposed development area of Bicester; it impacts upon the proposed Green Buffer zone; it does not form a logical ring road around Bicester; it is a longer route than necessary; it is too close to the Alchester SAM; it will increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering/leaving Wendlebury increasingly difficult; Wendlebury will be boxed in by the M40, A41, railway and the new road; increasing risk of development creeping towards Wendlebury, as a new boundary will have been created; these routes have been looked at from a Bicester Town perspective with disregard for the communities outside of Bicester. It will be unsafe to ride to school for parents or children. There will be an increased risk of flooding. Option 1b should be reconsidered.
130	Stephen	Thompson		191	C Policies for Cherwell's Places: Bicester	C.15	Firmer proposal of the routes and justification needed. Reconsider option 1b.	No consultation was held with residents of Wendlebury whilst other communities were consulted. Wendlebury has not been referenced on maps. No clear strategy for the proposed options. Options 2c and 3 will be too close to the Alchester Scheduled Ancient Monument. It will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering and leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road.
131	Mini	Thompson		191	C Policies for Cherwell's Places: Bicester	C.15	Firmer proposal of the routes and justification needed. Reconsider option 1b.	No consultation was held with residents of Wendlebury whilst other communities were consulted. Wendlebury has not been referenced on maps. No clear strategy for the proposed options. Options 2c and 3 will be too close to the Alchester Scheduled Ancient Monument. It will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering and leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road.

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137	A W	Banks		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation and even missed from most of the maps that have been part of the process. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. Route 3 cannot be carried forward for the following reasons: it sits outside the proposed development area of Bicester; the route directly impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it is a much longer route than necessary; it is too close to the Alchester Scheduled Ancient Monument; it will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering and leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester.
138	S	Hudson		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation and even missed from most of the maps that have been part of the process. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. Route 3 cannot be carried forward for the following reasons: it sits outside the proposed development area of Bicester; the route directly impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it is a much longer route than necessary; it is too close to the Alchester Scheduled Ancient Monument; it will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering and leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester. There will be an increase risk of flooding in the area.

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139	Jean	Bebbington		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation and even missed from most of the maps that have been part of the process. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. Route 3 cannot be carried forward for the following reasons: it sits outside the proposed development area of Bicester; the route directly impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it is a much longer route than necessary; it is too close to the Alchester Scheduled Ancient Monument; it will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering and leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester.
140	DF	Hollis		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation and even missed from most of the maps that have been part of the process. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. Route 3 cannot be carried forward for the following reasons: it sits outside the proposed development area of Bicester; the route directly impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it will greatly increase the noise and air pollution in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9. Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester. Consider Option 2c in conjunction with 1b.
141	J W M	Hollis		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation and even missed from most of the maps that have been part of the process. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. Route 3 cannot be carried forward for the following reasons: it sits outside the proposed development area of Bicester; the route directly impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it will greatly increase the noise and air pollution in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9. Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester. Consider Option 2c in conjunction with 1b.

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142	N J	Dearlove		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation and even missed from most of the maps that have been part of the process. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. Route 3 cannot be carried forward for the following reasons: it sits outside the proposed development area of Bicester; the route directly impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it is a much longer route than necessary; it is too close to the Alchester Scheduled Ancient Monument; it will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering and leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester.
143	L	Dearlove		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation and even missed from most of the maps that have been part of the process. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. Route 3 cannot be carried forward for the following reasons: it sits outside the proposed development area of Bicester; the route directly impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it is a much longer route than necessary; it is too close to the Alchester Scheduled Ancient Monument; it will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering and leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester.

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144	L	Stoner		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation and even missed from most of the maps that have been part of the process. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. Route 3 cannot be carried forward for the following reasons: it sits outside the proposed development area of Bicester; the route directly impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it is a much longer route than necessary; it is too close to the Alchester Scheduled Ancient Monument; it will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering and leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester.
146	David	Jones		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation and even missed from most of the maps that have been part of the process. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. Route 3 cannot be carried forward for the following reasons: it sits outside the proposed development area of Bicester; the route directly impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it is a much longer route than necessary; it is too close to the Alchester Scheduled Ancient Monument; it will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering and leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester. Sufficient land has already been purchased from the owners of Elm Tree Farm for a dual carriage way to be built across the railway for this access road therefore it prejudices any consultation and leaves the process open to judicial challenge. No reference to any mitigation for Wendlebury.



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152 T	Hudson			191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation and even missed from most of the maps that have been part of the process. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. Route 3 cannot be carried forward for the following reasons: it sits outside the proposed development area of Bicester; the route directly impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it is a much longer route than necessary; it is too close to the Alchester Scheduled Ancient Monument; it will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering and leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester. There will be an increase risk of flooding in the area.
164 A S & G L	Adams			191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation and even missed from most of the maps that have been part of the process. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. Route 3 cannot be carried forward for the following reasons: it sits outside the proposed development area of Bicester; the route directly impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it is a much longer route than necessary; it is too close to the Alchester Scheduled Ancient Monument; it will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering and leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester. There will be an increase risk of flooding in the area.
170 Colin	Cockshaw			191	C Policies for Cherwell's Places: Bicester	C.15	For the policy to be effective, the South East relief road needs to become adopted as a firm proposal by the relevant authorities. It should be then subject of a firm policy in the Local Plan which indicates how and when it will be implemented and should be incorporated into Map 5.2. Until this can be done, Bicester 2 and Bicester 12 would be premature and should be re-programmed to a later date.	The proposed South East Bicester relief road is only a possibility and no decisions has been made. The relief road has not been indicated on Map 5.2 however is shown in the Bicester Masterplan which is a draft SPD and is subject to amendments and revisions. For the policy to be effective, the South East relief road needs to become adopted as a firm proposal by the relevant authorities. It should be then subject of a firm policy in the Local Plan which indicates how and when it will be implemented and should be incorporated into Map 5.2. Until this can be done, Bicester 2 and Bicester 12 would be premature and should be re-programmed to a later date.

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178	Caroline	Abbot		191	C Policies for Cherwell's Places: Bicester	C.15	Route 1B should be reconsidered.	Wendlebury was excluded from the initial consultation and even missed from most of the maps that have been part of the process. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. Route 3 cannot be carried forward for the following reasons: it sits outside the proposed development area of Bicester; the route directly impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it is a much longer route than necessary; it is too close to the Alchester Scheduled Ancient Monument; it will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering and leaving Wendlebury increasingly difficult; Increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created.
193	Brett	Chambers	Wendlebury Parish Council	191	C Policies for Cherwell's Places: Bicester	C.15		The paragraph should also include the possible route at North West Bicester.
200	Michael	Fuller		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation and even missed from most of the maps that have been part of the process. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. Route 3 cannot be carried forward for the following reasons: it sits outside the proposed development area of Bicester; the route directly impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it is a much longer route than necessary; it is too close to the Alchester Scheduled Ancient Monument; it will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering and leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; Increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester.

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201	Joanne	Fuller		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation and even missed from most of the maps that have been part of the process. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. Route 3 cannot be carried forward for the following reasons: it sits outside the proposed development area of Bicester; the route directly impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it is a much longer route than necessary; it is too close to the Alchester Scheduled Ancient Monument; it will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering and leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester.
205	Karen	Lawrence		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation and even missed from most of the maps that have been part of the process. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. Route 3 cannot be carried forward for the following reasons: it sits outside the proposed development area of Bicester; the route directly impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it is a much longer route than necessary; it is too close to the Alchester Scheduled Ancient Monument; it will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering and leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester.

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206	John	Lawrence		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation and even missed from most of the maps that have been part of the process. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. Route 3 cannot be carried forward for the following reasons: it sits outside the proposed development area of Bicester; the route directly impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it is a much longer route than necessary; it is too close to the Alchester Scheduled Ancient Monument; it will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering and leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester.
221	D	Watkins		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation and even missed from most of the maps that have been part of the process. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. Route 3 cannot be carried forward for the following reasons: it sits outside the proposed development area of Bicester; the route directly impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it is a much longer route than necessary; it is too close to the Alchester Scheduled Ancient Monument; it will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering and leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester.

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229	Barbara	Smith		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation and even missed from most of the maps that have been part of the process. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. Route 3 cannot be carried forward for the following reasons: it sits outside the proposed development area of Bicester; the route directly impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it is a much longer route than necessary; it is too close to the Alchester Scheduled Ancient Monument; it will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering and leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester.
240	Steven	Neal	Boyer Planning / Wates Developments and Redrow Homes	191	C Policies for Cherwell's Places: Bicester	C.15		Supports the proposed wording change. It has previously been demonstrated that Bicester 12 is capable of providing an initial release of housing and employment land without any improvements to the strategic road network.
240	Sarah	Chambers		191	C Policies for Cherwell's Places: Bicester	C.15		3 routes were identified in the Bicester Movement Study therefore the Plan should make reference to all 3 routes.
248	Keith	Skerrett		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation and even missed from most of the maps that have been part of the process. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. Route 3 cannot be carried forward for the following reasons: it sits outside the proposed development area of Bicester; the route directly impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it is a much longer route than necessary; it is too close to the Alchester Scheduled Ancient Monument; it will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering and leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester.
255	Brett	Chambers		191	C Policies for Cherwell's Places: Bicester	C.15		The paragraph should also include the possible route at North West Bicester.

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263	Jacqui	Cox	Oxfordshire County Council	191	C Policies for Cherwell's Places: Bicester	C.15		The first bullet point should read "Delivering highway capacity improvements to peripheral routes to help improve sustainable movements in the rest of the town, service the long term growth aspirations, through traffic and to service key employment sites".
264	Andrew	Bignall		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation and even missed from most of the maps that have been part of the process. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. Route 3 cannot be carried forward for the following reasons: It sits outside the proposed development area of Bicester; the route directly impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it is a much longer route than necessary; it is too close to the Alchester Scheduled Ancient Monument; it will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering and leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; Increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester.
265	Saura	Bignell		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation and even missed from most of the maps that have been part of the process. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. Route 3 cannot be carried forward for the following reasons: It sits outside the proposed development area of Bicester; the route directly impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it is a much longer route than necessary; it is too close to the Alchester Scheduled Ancient Monument; it will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering and leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; Increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester.

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266	Vivien	Armstrong		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation and even missed from most of the maps that have been part of the process. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. Route 3 cannot be carried forward for the following reasons: it sits outside the proposed development area of Bicester; the route directly impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it is a much longer route than necessary; it is too close to the Alchester Scheduled Ancient Monument; it will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering and leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester. Routes 2c and 1b should be reconsidered.
267	A J	Tulloch		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation and even missed from most of the maps that have been part of the process. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. Route 3 cannot be carried forward for the following reasons: it sits outside the proposed development area of Bicester; the route directly impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it is a much longer route than necessary; it is too close to the Alchester Scheduled Ancient Monument; it will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering and leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester. Routes 2c and 1b should be reconsidered.
268	Anne	Hibbert		191	C Policies for Cherwell's Places: Bicester	C.15		Explanation needed for the 3 identified routes in the Bicester Movement Study. A meeting should be held with the residents of Wendlebury. If an explanation cannot be provided then the Plan should be suspended or remove all references on the proposed relief roads. Option 3 is objected

Rep ID No.	First Name	Surname	Organisation	Change No.	Section of PSLP	Location of Change	Changes sought	Comments
269	L C H	Jones		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation and even missed from most of the maps that have been part of the process. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. Route 3 cannot be carried forward for the following reasons: it sits outside the proposed development area of Bicester; the route directly impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it is a much longer route than necessary; it is too close to the Alchester Scheduled Ancient Monument; it will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering and leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester.
270	M	Brazil		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation and even missed from most of the maps that have been part of the process. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. Route 3 cannot be carried forward for the following reasons: it sits outside the proposed development area of Bicester; the route directly impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it is a much longer route than necessary; it is too close to the Alchester Scheduled Ancient Monument; it will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering and leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester.



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271	Oliver	Bouyssi		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation and even missed from most of the maps that have been part of the process. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. Route 3 cannot be carried forward for the following reasons: it sits outside the proposed development area of Bicester; the route directly impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it is a much longer route than necessary; it is too close to the Alchester Scheduled Ancient Monument; it will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering and leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester.
272	Kathy	Sharp		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation and even missed from most of the maps that have been part of the process. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. Route 3 cannot be carried forward for the following reasons: it sits outside the proposed development area of Bicester; the route directly impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it is a much longer route than necessary; it is too close to the Alchester Scheduled Ancient Monument; it will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering and leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester.

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273 S		Twynham		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation and even missed from most of the maps that have been part of the process. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. Route 3 cannot be carried forward for the following reasons: it sits outside the proposed development area of Bicester; the route directly impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it is a much longer route than necessary; it is too close to the Alchester Scheduled Ancient Monument; it will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering and leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester.
274 R		Twynham		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation and even missed from most of the maps that have been part of the process. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. Route 3 cannot be carried forward for the following reasons: it sits outside the proposed development area of Bicester; the route directly impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it is a much longer route than necessary; it is too close to the Alchester Scheduled Ancient Monument; it will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering and leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester.

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275 J		Twynham		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation and even missed from most of the maps that have been part of the process. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. Route 3 cannot be carried forward for the following reasons: it sits outside the proposed development area of Bicester; the route directly impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it is a much longer route than necessary; it is too close to the Alchester Scheduled Ancient Monument; it will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering and leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester.
276	Matthew & Sheila	Taylor		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation and even missed from most of the maps that have been part of the process. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. The requirement for the relief road is questionable as it does not appear to be of any use to vehicles from Banbury and Buckingham directions. The current travel flow from Aylesbury seem to adequately use the existing Bicester ring road towards Oxford. Valuable farmland and countryside will be lost due to the proposed relief road. It will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering and leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester.

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277	Joel	Miller		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation and even missed from most of the maps that have been part of the process. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. Route 3 cannot be carried forward for the following reasons: it sits outside the proposed development area of Bicester; the route directly impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it is a much longer route than necessary; it is too close to the Alchester Scheduled Ancient Monument; it will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering and leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester.
278	Sarah	Johnson-Perry		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation and even missed from most of the maps that have been part of the process. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. Route 3 cannot be carried forward for the following reasons: it sits outside the proposed development area of Bicester; the route directly impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it is a much longer route than necessary; it is too close to the Alchester Scheduled Ancient Monument; it will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering and leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester.

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280	Jean	Rosbrough		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation and even missed from most of the maps that have been part of the process. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. Route 3 cannot be carried forward for the following reasons: it sits outside the proposed development area of Bicester; the route directly impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it is a much longer route than necessary; it is too close to the Alchester Scheduled Ancient Monument; it will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering and leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester.
282	Lisa	Bergin		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Route 3 cannot be carried forward for the following reasons: It sits outside the proposed development area of Bicester; the route directly impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it is a much longer route than necessary; it is too close to the Alchester Scheduled Ancient Monument; it will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering and leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester.
283	David	McCauley		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Route 3 cannot be carried forward for the following reasons: It sits outside the proposed development area of Bicester; the route directly impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it is a much longer route than necessary; it is too close to the Alchester Scheduled Ancient Monument; it will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering and leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester.

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285	J	Beart		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation and even missed from most of the maps that have been part of the process. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. The requirement for the relief road is questionable as it does not appear to be of any use to vehicles from Banbury and Buckingham directions. The current travel flow from Aylesbury seem to adequately use the existing Bicester ring road towards Oxford. Valuable farmland and countryside will be lost due to the proposed relief road. It will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering and leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; Increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester.
286	E, J	Harrop		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation and even missed from most of the maps that have been part of the process. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. The requirement for the relief road is questionable as it does not appear to be of any use to vehicles from Banbury and Buckingham directions. The current travel flow from Aylesbury seem to adequately use the existing Bicester ring road towards Oxford. Valuable farmland and countryside will be lost due to the proposed relief road. It will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering and leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; Increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester, and increase risk of flooding.

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287	TE	Harrop		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation and even missed from most of the maps that have been part of the process. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. The requirement for the relief road is questionable as it does not appear to be of any use to vehicles from Banbury and Buckingham directions. The current travel flow from Aylesbury seem to adequately use the existing Bicester ring road towards Oxford. Valuable farmland and countryside will be lost due to the proposed relief road. It will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering and leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; Increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester, and increase risk of flooding.
288	J	McCoil		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation and missed from most of the maps which have been part of the consultation. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. The requirement for the relief road is questionable as it does not appear to be of any use to vehicles from Banbury and Buckingham directions. The current travel flow from Aylesbury seem to adequately use the existing Bicester ring road towards Oxford. Valuable farmland and countryside will be lost due to the proposed relief road. It will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering and leaving Wendlebury increasingly difficult.
289	Jennifer	Miller		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation and even missed from most of the maps that have been part of the process. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. Route 3 cannot be carried forward for the following reasons: It sits outside the proposed development area of Bicester; the route directly impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it is a much longer route than necessary; it is too close to the Alchester Scheduled Ancient Monument; it will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering and leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; Increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester.

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290 A	Adams			191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation and missing completely from the majority of the maps that have been part of the process. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. Route 3 cannot be carried forward for the following reasons: It sits outside the proposed development area of Bicester; the route directly impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it is a much longer route than necessary; it is too close to the Alchester Scheduled Ancient Monument; it will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering and leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; Increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester.
291	Tim and Emily	Howard		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation and missing completely from the majority of the maps that have been part of the process. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. Route 3 cannot be carried forward for the following reasons: It sits outside the proposed development area of Bicester; the route directly impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it is a much longer route than necessary; it is too close to the Alchester Scheduled Ancient Monument; it will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering and leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; Increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester.



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292	J E	Witney		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation and missing completely from the majority of the maps that have been part of the process. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. Route 3 cannot be carried forward for the following reasons: It sits outside the proposed development area of Bicester; the route directly impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it is a much longer route than necessary; it is too close to the Alchester Scheduled Ancient Monument; it will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering and leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; Increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester.
294	R	Brown		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Route 3 cannot be carried forward for the following reasons: the route does not form a logical ring road around Bicester; it will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury. Concerned over the proximity of the proposed roundabout that joins the A41 dual carriage way is directly in a small field behind residential properties.
295	R J	Witney		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation and missing completely from the majority of the maps that have been part of the process. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. Route 3 cannot be carried forward for the following reasons: It sits outside the proposed development area of Bicester; the route directly impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it is a much longer route than necessary; it is too close to the Alchester Scheduled Ancient Monument; it will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering and leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; Increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester.

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296	Paula	Cordy		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation and even missed from most of the maps that have been part of the process. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. Route 3 cannot be carried forward for the following reasons: it sits outside the proposed development area of Bicester; the route directly impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it is a much longer route than necessary; it is too close to the Alchester Scheduled Ancient Monument; it will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering and leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester. Other principles of the Plan have been disregarded when considering the proposed relief road at South East Bicester.
297	David, Janet, David and Alice	Robertson		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation and even missed from most of the maps that have been part of the process. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. Route 3 cannot be carried forward for the following reasons: it sits outside the proposed development area of Bicester; the route directly impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it is a much longer route than necessary; it is too close to the Alchester Scheduled Ancient Monument; it will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering and leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester. Other principles of the Plan have been disregarded when considering the proposed relief road at South East Bicester.

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298	J	Campbell		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation and even missed from most of the maps that have been part of the process. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. Route 3 cannot be carried forward for the following reasons: it sits outside the proposed development area of Bicester; the route directly impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it is a much longer route than necessary; it is too close to the Alchester Scheduled Ancient Monument; it will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering and leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester. Other principles of the Plan have been disregarded when considering the proposed relief road at South East Bicester.
301	Gerald	Baldwin		191	C Policies for Cherwell's Places: Bicester	C.15		Ambrosden has been omitted from the Plan and Movement Study giving a false impression on the impact of the village. The chicken farm and 5 Wretchwick properties have all been designated as 'green buffer' on the Movement Study which is not the purpose of the green buffer. All 5 Wretchwick properties are Grade II listed but they do not appear as listed buildings on the Movement Study's maps. In the route maps the proposed route corridors 2C and 3C appear to pass through the Wretchwick Farm properties.
304	Alan	Rumsey		191	C Policies for Cherwell's Places: Bicester	C.15		Object to Option 3. Route 3 cannot be carried forward for the following reasons: the route does not form a logical ring road around Bicester; it will greatly increase the traffic and noise in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road.

Rep ID No.	First Name	Surname	Organisation	Change No.	Section of PSLP	Location of Change	Changes sought	Comments
305	Vikki	Charles		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation and even missed from most of the maps that have been part of the process. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. Route 3 cannot be carried forward for the following reasons: it sits outside the proposed development area of Bicester; the route directly impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it is a much longer route than necessary; it is too close to the Alchester Scheduled Ancient Monument; it will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering and leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester.
306	S.B.	Charles		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation and even missed from most of the maps that have been part of the process. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. Route 3 cannot be carried forward for the following reasons: it sits outside the proposed development area of Bicester; the route directly impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it is a much longer route than necessary; it is too close to the Alchester Scheduled Ancient Monument; it will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering and leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester.

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307	D	Chipperfield		191	C Policies for Cherwell's Places: Bicester	C.15	Delete the reference to a possible strategic relief road to the south east and east of Bicester. This removes the need to include the Bicester Movement Study.	Wendlebury was excluded from the initial consultation and even missed from most of the maps that have been part of the process. There is no recommendation on a preferred route so people are commenting on the unknown. Poor communication throughout the process. Route 3 cannot be carried forward for the following reasons: it sits outside the proposed development area of Bicester; the route directly impacts upon the proposed Green Buffer zone; the route does not form a logical ring road around Bicester; it is a much longer route than necessary; it is too close to the Alchester Scheduled Ancient Monument; it will greatly increase the noise in Wendlebury; it will cause a decline in the air quality in Wendlebury; there will be an inevitable increase in "rat running" through Wendlebury as traffic tries to avoid junction 9; it will make entering and leaving Wendlebury increasingly difficult; Wendlebury will effectively be boxed in by the M40, A41, railway and the new road; increasing risk of development creeping towards Wendlebury, as effectively a new boundary will have been created; the whole consideration of these routes has been looked at from a solely Bicester Town perspective and has shown a total disregard for the inhabitants of communities outside of Bicester.
193	Brett	Chambers	Wendlebury Parish Council	194	C Policies for Cherwell's Places: Bicester	C.21		The location and route of the proposed relief road has not yet been decided therefore the paragraph should not make a specific reference to the South East option.
243	Sarah	Chambers		194	C Policies for Cherwell's Places: Bicester	C.21		Reference to the relief road should refer to a relief road only as the location and route have not been determined.
255	Brett	Chambers		194	C Policies for Cherwell's Places: Bicester	C.21		The location and route of the proposed relief road has not yet been decided therefore the paragraph should not make a specific reference to the South East option.
263	Jacqui	Cox	Oxfordshire County Council	194	C Policies for Cherwell's Places: Bicester	C.21		The sentence should read "The provision of transport initiatives including highway capacity improvements to peripheral routes will secure substantial gains for the centre of the town by reducing the flow of traffic".
301	Gerald	Baldwin		194	C Policies for Cherwell's Places: Bicester	C.21		Ambrosden has been omitted from the Plan and Movement Study giving a false impression on the impact of the village. The chicken farm and 5 Wretchwick properties have all been designated as 'green buffer' on the Movement Study which is not the purpose of the green buffer. All 5 Wretchwick properties are Grade II listed but they do not appear as listed buildings on the Movement Study's maps. In the route maps the proposed route corridors 2C and 3C appear to pass through the Wretchwick Farm properties.
193	Brett	Chambers	Wendlebury Parish Council	199	C Policies for Cherwell's Places: Bicester	C.26		An ecological survey should be required to determine the impact of the proposed routes on Merton.
243	Sarah	Chambers		199	C Policies for Cherwell's Places: Bicester	C.26		An ecological survey should be required to determine the impact of the proposed routes on Merton.
255	Brett	Chambers		199	C Policies for Cherwell's Places: Bicester	C.26		An ecological survey should be required to determine the impact of the proposed routes on Merton.

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6	Dominic	Woodfield	Bioscan (UK) Ltd	200	C Policies for Cherwell's Places: Bicester	C.33		Removal of reference to Gavray Drive as a consented site is welcomed. This recognition reflects the current position of impasse with the promoters of that site, and it is worth stressing that this situation is not of Cherwell District Councils making but due to the applicant's continued reluctance to change their proposals to comply with local and national planning policy.
171	Colin	Cockshaw	Bicester against Eco-Con)	201	C Policies for Cherwell's Places: Bicester	C.33	Changes suggested in the previous representation (Oct 2012)	Previous representation (Oct 2012) not taken into consideration. Lack of progress on developments not addressed. Planning permission was granted in 2011 for the Exemplar 1st phase but no work has been started. Question the change in the Code for Sustainable Homes from Level 6 to Level 5.
171	Colin	Cockshaw	Bicester against Eco-Con)	205	C Policies for Cherwell's Places: Bicester	Policy Bicester 1: North West Bicester Eco-Town	Changes suggested in the previous representation (Oct 2012)	Changes do not address specific issues with sufficient definition and clarity. E.g. the need to improve or bypass certain existing road junctions. The Masterplan for NW Bicester should address the issues and link it with the Local Plan. There is currently a gap between the Local Plan and the Masterplan.
237	Alex	Wilson	Barton Willmore / A2 Dominion Group	205	C Policies for Cherwell's Places: Bicester	Policy Bicester 1: North West Bicester Eco-Town		Support the identification of Bicester as an area of growth and NW Bicester as an Eco Town. However the policy is too prescriptive and inflexible. Detailed matters should be addressed through the Masterplan process. The Masterplan is the correct vehicle for determining the nature and form of development. The rate of housing delivery for the site seems very conservative. Requirements are not justified and should be determined through the Masterplan process.
239	Bester	Frampton	Framptons Planning / Albion Land Limited	205	C Policies for Cherwell's Places: Bicester	Policy Bicester 1: North West Bicester Eco-Town	The Policy should be amended to enable greater flexibility and certainty. Wording on BREEAM requirement could be revised to read as "non-residential dwellings to aspire to be BREEAM Excellent". The proposed residential units should achieve Code for Sustainable Home 6 in order to be zero carbon. Consistency needed on requirements for non-residential and residential.	The Policy places too much emphasis on the dated guidance in the PPS1 Supplement and fails to address the requirements of securing and delivering economic growth. The Policy should be amended to enable greater flexibility and certainty. The Policy also fails to demonstrate how it has been derived at following an objective assessment of evidence base and market conditions. Concerned with the wording which states that planning permission will only be given following the Council's approval of a Masterplan. A masterplan at the beginning is not fully necessary for the whole development. The uses proposed are consistent with the concept masterplan for the eco town as outlined in the Bicester Masterplan. The proposed number and delivery rate of new jobs is questioned. Logistics and distribution sector would be suitable for the site and would generate high skills and advanced technological systems. These uses will deliver sustainable development and a type of employment that is in demand. Own evidence not considered. No evidence to support a restriction on use classes. Some wording are not precise and clarification is needed. Do not support the BREEAM requirement as it is not considered to be deliverable due to site specific factors. Wording could be revised to read as "non-residential dwellings to aspire to be BREEAM Excellent". The proposed residential units should achieve Code for Sustainable Home 6 in order to be zero carbon. Consistency needed on requirements for non-residential and residential.

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245	Damién	Holdstock	Turley Associates / I M Properties Ltd	205	C Policies for Cherwell's Places: Bicester	Policy Bicester 1: North West Bicester Eco-Town	The Plan should address the identified need set out against the high growth scenario which was stated in the Employment Land Review Update. This will ensure that there is a greater choice of sites for the market, and avoid overreliance on only a handful of sites which may be unduly delayed, or may not be capable of providing the form of development attractive to the market. The Plan should allocate further sites based on an up to date review of available sites, the existing employment land position and the proposed form of development achievable and supported for those employment sites already identified in the Plan.	The proposed changes to the Policy result in an inherent lack of clarity over precisely how much employment land the Local Plan is allocating at the NW Bicester Eco-Town and for what uses. It is not clear how the proposed employment uses on the site will contribute to addressing the identified need for B2 and B8 employment uses in the District. The Draft Economic Analysis Study 2012 suggests that there is a need for B8 employment. There is insufficient land allocated for B2 and B8 employment uses. The Plan should address the identified need set out against the high growth scenario which was stated in the Employment Land Review Update. The Plan should allocate further employment sites.
171	Colin	Cockshaw	Bicester against Eco-Con)	206	C Policies for Cherwell's Places: Bicester	Policy Bicester 1: North West Bicester Eco-Town	Changes suggested in the previous representation (Oct 2012)	Changes do not address specific issues with sufficient definition and clarity. E.g. the need to improve or bypass certain existing road junctions. The Masterplan for NW Bicester should address the issues and link it with the Local Plan. There is currently a gap between the Local Plan and the Masterplan.
204	James	Stevens	Home Builders Federation	206	C Policies for Cherwell's Places: Bicester	Policy Bicester 1: North West Bicester Eco-Town		The requirement for Building for Life Silver should be deleted as BFL is not a mandatory scoring system. It is guidance designed to assist the development industry. The cost for achieving Lifetime Homes has not been accounted for within the viability assessment. Clarification is needed on space standards.
750	Mark	Moeran	Environment Agency	207	C Policies for Cherwell's Places: Bicester	Policy Bicester 1: North West Bicester Eco-Town	Replace "Ardley" with "Ardley Energy from Waste facility".	Supports the proposed wording however suggest one minor word change. Replace "Ardley" with "Ardley Energy from Waste facility".
171	Colin	Cockshaw	Bicester against Eco-Con)	207	C Policies for Cherwell's Places: Bicester	Policy Bicester 1: North West Bicester Eco-Town	Changes suggested in the previous representation (Oct 2012)	Changes do not address specific issues with sufficient definition and clarity. E.g. the need to improve or bypass certain existing road junctions. The Masterplan for NW Bicester should address the issues and link it with the Local Plan. There is currently a gap between the Local Plan and the Masterplan.
225	Alex	Arrol	Savills / Kennet Properties Ltd/Thames Water Group	207	C Policies for Cherwell's Places: Bicester	Policy Bicester 1: North West Bicester Eco-Town		The Environment Agency has published a guidance document on water cycle studies which should be referenced in the Policy.
239	Peter	Frampton	Framptons Planning / Albion Land Limited	207	C Policies for Cherwell's Places: Bicester	Policy Bicester 1: North West Bicester Eco-Town	Clarification needed for the requirement of 40% of the site to be green open space. This could apply to the whole allocation or for individual sections of the allocation.	Clarification needed for the requirement of 40% of the site to be green open space. This could apply to the whole allocation or for individual sections of the allocation.
263	Jacqui	Cox	Oxfordshire County Council	207	C Policies for Cherwell's Places: Bicester	Policy Bicester 1: North West Bicester Eco-Town		The sentence should be deleted as this is pre-emptive of the outcome of the Movement Study and the masterplan work for NW Bicester.
37	Andrew	Hickman	Middleton Stoney Parish Council	208	C Policies for Cherwell's Places: Bicester	Policy Bicester 1: North West Bicester Eco-Town		In order to avoid 'urban creep' within the masterplan there should be provision for a Green Buffer to the west and north west of Bicester extending as far as the M40.

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44	Vic	Keeble	Chesterston Parish Council	208	C Policies for Cherwell's Places: Bicester	Policy Bicester 1: North West Bicester Eco-Town		The northern relief road is vital especially with new housing and employment. The A4095 is already over loaded and it is not acceptable for the increasingly HGVs to use the road to avoid congestions at the motorway junction and A34/A41 approach to Bicester. Could this be addressed?
171	Colin	Cockshaw	Bicester against Eco-Con)	208	C Policies for Cherwell's Places: Bicester	Policy Bicester 1: North West Bicester Eco-Town	Changes suggested in the previous representation (Oct 2012)	Changes do not address specific issues with sufficient definition and clarity. E.g. the need to improve or bypass certain existing road junctions. The Masterplan for NW Bicester should address the issues and link it with the Local Plan. There is currently a gap between the Local Plan and the
263	Jacqui	Cox	Oxfordshire County Council	210	C Policies for Cherwell's Places: Bicester	C.53		New sentence should be added to the end: "New road links on the site may be either site accesses only or form part of a strategic road, depending on the approved route for the relief road".
301	Gerald	Baldwin		210	C Policies for Cherwell's Places: Bicester	C.53		Ambrosden has been omitted from the Plan and Movement Study giving a false impression on the impact of the village. The chicken farm and 5 Wretchwick properties have all been designated as 'green buffer' on the Movement Study which is not the purpose of the green buffer. All 5 Wretchwick properties are Grade II listed but they do not appear as listed buildings on the Movement Study's maps. In the route maps the proposed route corridors 2C and 3C appear to pass through the Wretchwick Farm properties.
193	Brett	Chambers	Wendlebury Parish Council	211	C Policies for Cherwell's Places: Bicester	C.55		Location of the rail freight interchange will have a considerable impact on residential properties as the proposed route of the relief road no.3 passes Wendlebury and the vehicles using such a facility are large, noisy and polluting.
243	Strah	Chambers		211	C Policies for Cherwell's Places: Bicester	C.55		Location of the rail freight interchange will have a considerable impact on residential properties as the proposed route of the relief road no.3 passes Wendlebury and the vehicles using such a facility are large, noisy and polluting.
255	Brett	Chambers		211	C Policies for Cherwell's Places: Bicester	C.55		Location of the rail freight interchange will have a considerable impact on residential properties as the proposed route of the relief road no.3 passes Wendlebury and the vehicles using such a facility are large, noisy and polluting.
301	Gerald	Baldwin		211	C Policies for Cherwell's Places: Bicester	C.55		Ambrosden has been omitted from the Plan and Movement Study giving a false impression on the impact of the village. The chicken farm and 5 Wretchwick properties have all been designated as 'green buffer' on the Movement Study which is not the purpose of the green buffer. All 5 Wretchwick properties are Grade II listed but they do not appear as listed buildings on the Movement Study's maps. In the route maps the proposed route corridors 2C and 3C appear to pass through the Wretchwick Farm properties.
263	Jacqui	Cox	Oxfordshire County Council	215	C Policies for Cherwell's Places: Bicester	Policy Bicester 2: Graven Hill		Supports the proposed wording change of the 16th bullet point. It is unclear as to why the 17th bullet point was deleted therefore an explanation is needed.
301	Gerald	Baldwin		215	C Policies for Cherwell's Places: Bicester	Policy Bicester 2: Graven Hill		Ambrosden has been omitted from the Plan and Movement Study giving a false impression on the impact of the village. The chicken farm and 5 Wretchwick properties have all been designated as 'green buffer' on the Movement Study which is not the purpose of the green buffer. All 5 Wretchwick properties are Grade II listed but they do not appear as listed buildings on the Movement Study's maps. In the route maps the proposed route corridors 2C and 3C appear to pass through the Wretchwick Farm properties.



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194	Adrian	Barker	Terence O'Rourke / Countryside Properties (Bicester) Ltd	216	C Policies for Cherwell's Places: Bicester	Policy Bicester 3: South West Bicester Phase 2		Supports the removal of reference on employment requirements.
194	Adrian	Barker	Terence O'Rourke / Countryside Properties (Bicester) Ltd	217	C Policies for Cherwell's Places: Bicester	Policy Bicester 3: South West Bicester Phase 2		The policy does not respond to the removal of the employment requirement. The proposed housing should increase from approximately 650 to approximately 700. The provision of extra care housing would enable the site to accommodate a greater number of residential units therefore approximately 700 would be more appropriate. The policy will need to ensure that the viability of the development is not put at risk due to the requirement for extra care provision and community self build. The requirement should contribute towards meeting affordable housing requirements.
44	Vic	Keeble	Chesterton Parish Council	218	C Policies for Cherwell's Places: Bicester	Policy Bicester 3: South West Bicester Phase 2		The proposed removal of "Two Form of Entry" - does this mean a green light for future expansion? Chesterton School could be marginalised if this were to happen. Suggest keeping the original wording.
194	Adrian	Barker	Terence O'Rourke / Countryside Properties (Bicester) Ltd	218	C Policies for Cherwell's Places: Bicester	Policy Bicester 3: South West Bicester Phase 2		The reference to St Edburg's School is not appropriate for the policy as the primary school is not intending to locate to the Phase 2 site. Therefore the reference should be deleted.
263	Jacqui	Cox	Oxfordshire County Council	218	C Policies for Cherwell's Places: Bicester	Policy Bicester 3: South West Bicester Phase 2		The sentence is confusing. It should be clear that the Phase 2 school is as well as St Edburg's expansion - this makes it as if St Edburg's is the Phase 2 school.
194	Adrian	Barker	Terence O'Rourke / Countryside Properties (Bicester) Ltd	219	C Policies for Cherwell's Places: Bicester	Policy Bicester 3: South West Bicester Phase 2		The removal of the requirement for health provision is supported. Wording on access and movement needs amending as details are currently unknown. The delivery of works or a financial contribution would need to meet the planning obligation tests as set out in the CIL Regulations 2010. Object to the requirement for a community facility. Phase 2 should not be viewed as a stand-alone site but as the continuation of the larger SW Bicester development. A large community centre is provided at Phase 1 which is within close proximity and will be able to support the whole development. No evidence shown for a local centre to be provided at Phase 2.
44	Vic	Keeble	Chesterton Parish Council	220	C Policies for Cherwell's Places: Bicester	Policy Bicester 3: South West Bicester Phase 2		Supports and endorses the proposed wording change
194	Adrian	Barker	Terence O'Rourke / Countryside Properties (Bicester) Ltd	220	C Policies for Cherwell's Places: Bicester	Policy Bicester 3: South West Bicester Phase 2		Object to the proposed wording on improved pedestrian and cycle access to the A41, bus routes and green infrastructure as there are no evidence to demonstrate that these are needed. Clarification needed on green infrastructure. Object to the requirement for a community woodland. The farm buildings at Whitelands Farm are not listed or subject to any statutory protection.
247	Chris	Goddard	GVA / Value Retail (Bicester Village) Ltd and the Browne Family Trust	223	C Policies for Cherwell's Places: Bicester	Policy Bicester 4: Bicester Business Park		Supports the proposed wording change. The proposed removal of paragraph C.62 should be incorporated within Policy Bicester 4. The Tesco store will make the site more viable and attractive as a potential location for businesses.
75	Jack	Moeran	Environment Agency	225	C Policies for Cherwell's Places: Bicester	Policy Bicester 4: Bicester Business Park		Supports the proposed wording however advise that there may still be some ambiguity around what developments 'at risk of flooding' actually means in practice.
247	Chris	Goddard	GVA / Value Retail (Bicester Village) Ltd and the Browne Family Trust	225	C Policies for Cherwell's Places: Bicester	Policy Bicester 4: Bicester Business Park		Supports the proposed wording change. The proposed removal of paragraph C.62 should be incorporated within Policy Bicester 4. The Tesco store will make the site more viable and attractive as a potential location for businesses.

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231	Sean	McGrath	Indigo Planning Ltd / McKay Securities Ltd	226	C Policies for Cherwell's Places: Bicester	C.63		Details for the extended town centre boundary has yet to be decided.
247	Chris	Goddard	GVA / Value Retail (Bicester Village) Ltd and the Browne Family Trust	226	C Policies for Cherwell's Places: Bicester	C.63		Disappointed that the Plan does not intend to pursue the expansion of the Bicester town centre boundary as part of its support for the growth of the town centre and greater integration of Bicester Village and Bicester Town Railway Station into the town. This approach contradicts the aspirations of the Bicester Masterplan. The extension of the Bicester town centre boundary should include Bicester Village.
228	Kiran	Ubbi	Turley Associates / Sainsbury's Supermarket Ltd	227	C Policies for Cherwell's Places: Bicester	C.64		The Local Plan should be informed by the evidence base and not the Bicester Masterplan. The Masterplan should be founded on the principles contained in an adopted Local Plan prepared on a credible evidence base. The Masterplan should not be used to inform the Local Plan.
231	Sean	McGrath	Indigo Planning Ltd / McKay Securities Ltd	227	C Policies for Cherwell's Places: Bicester	C.64		Details for the extended town centre boundary has yet to be decided.
247	Chris	Goddard	GVA / Value Retail (Bicester Village) Ltd and the Browne Family Trust	227	C Policies for Cherwell's Places: Bicester	C.64		The date for the implementation and scale of the extension is unknown. This will only serve to slow the growth of the town and hinder its potential to draw and retain greater levels of investment and expenditure, generate employment and meet the needs of the growing population of Bicester.
228	Kiran	Ubbi	Turley Associates / Sainsbury's Supermarket Ltd	228	C Policies for Cherwell's Places: Bicester	C.65		The Bicester town centre boundary extension should not be decided by the Bicester Masterplan as this does not carry enough weight to fulfil the role to inform what would become statutorily adopted DPDs, including the Local Plan under consideration. Any town centre boundary extension should be approached with careful consideration and should be kept very tightly constrained to the boundaries of the existing centre.
247	Chris	Goddard	GVA / Value Retail (Bicester Village) Ltd and the Browne Family Trust	228	C Policies for Cherwell's Places: Bicester	C.65		The increasing number of vacancies within the town centre is the primary reason for not considering the extension of the town centre boundary. Reference to the 2012 Retail Study Update and clarification on the vacancy rates is needed. The current Bicester town centre redevelopment indicates confidence of investors and willingness of retailers to locate in Bicester. Once the existing development is complete there will be no other imminent major development opportunities in the town centre. The need to expand the town centre to provide sufficient sites for development during the plan period is required now. The town centre extension proposed by the Proposed Submission Local Plan should be reinstated and extended to include Bicester Village.
247	Chris	Goddard	GVA / Value Retail (Bicester Village) Ltd and the Browne Family Trust	231	C Policies for Cherwell's Places: Bicester	C.68		Object to the proposed sentence at the end of the paragraph which should be removed as it is unnecessary, potentially confusing, unduly restrictive and contrary to the provisions of the NPPF.
411	Roger	Wise		232	C Policies for Cherwell's Places: Bicester	C.69		The proposed new town park at Pingle Fields/Bicester Sports Association will be unsafe for users due to the busy road (Pingle Drive). Pollution caused by motor vehicles is an issue. Significant importance has been placed on carbon free zones Bicester but yet the proposed park will be affected by high levels of pollution. No suggestions made for the replacement of playing pitches. The BSA trust fails, because of a lack of identifiable beneficiaries or of a charitable purpose. This questions to what legal entity the BSA are, surely their status should be qualified before any dialogue or development takes place.

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234	Gemma	Care	Barton Willmore / Bicester Sports Association	232	C Policies for Cherwell's Places: Bicester	C.69	The paragraph should be reworded to read "Work on te Bicester Masterplan has identified the potential of land at Pingle Fields/Bicester Sports Association to contribute to the formation of a town park. The playing pitches at Pingle Fields/Bicester Sports Association land would need to be replaced by equivalent or better provision in terms of quantity and quality in a suitable location in or close to Bicester, in order to secure this, the site should be considered for redevelopment for appropriate town centre uses.	Supports Council's aspiration for additional playing fields and sports provision for Bicester, as well as the indication that identified deficiency can be met through the improvement to and quality of existing facilities. Supports the principle of relocating its existing facilities from Oxford Road (Pingle Fields) and proposes to concentrate its facilities on to the one site at Chesterton (Akeman Street). There is inconsistency between the Local Plan and Bicester Masterplan, The Plan indicates that Pingle Fields will be converted into a town park whilst the Masterplan shows the site as part of the "Town Centre Action Area" and that the site is part of the "Civic and Cultural Quarter". The site should be designated for retail and/or residential use.
6	Dominic	Woodfield	Bioscan (UK) Ltd	239	C Policies for Cherwell's Places: Bicester	C.83		Removal of reference to Gavray Drive as a consented site is welcomed. This recognition reflects the current position of impasse with the promoters of that site, and it is worth stressing that this situation is not of Cherwell District Councils making but due to the applicant's continued reluctance to change their proposals to comply with local and national planning policy.
6	Dominic	Woodfield	Bioscan (UK) Ltd	239	C Policies for Cherwell's Places: Bicester	C.83		The planning permission is now quashed, but the site continues to be used in the informal manner, indeed the lower levels of such use and greater size of the area concerned means it is not only able to do so without detriment but also performs a valuable function for local residents that is worthy of recognition.
234	Gemma	Care	Barton Willmore / Bicester Sports Association	239	C Policies for Cherwell's Places: Bicester	C.83	The last sentence should be amended to read "As the Bicester Plan proposes changing Pingle Fields and adjacent land into a new town park and as there is a recognised significant underprovision of sports pitches, there is a need to relocate the rugby club and other sports uses to a suitable alternative location in or close to the town comprising equivalent or better provision in terms of quantity and quality".	Supports the proposed wording change however the text should be amended further to give some flexibility by stating that the rugby club and other sports uses should be located in or close to the town. The last sentence should be amended to read "As the Bicester Plan proposes changing Pingle Fields and adjacent land into a new town park and as there is a recognised significant under provision of sports pitches, there is a need to relocate the rugby club and other sports uses to a suitable alternative location in or close to the town comprising equivalent or better provision in terms of quantity and quality".
10	Donald	Robinson	Royal Pioneer Corp Angling Association	241	C Policies for Cherwell's Places: Bicester	C.85		C.85 is not supported as it is wrong and not feasible. The site name should be extended to include Elm Farm Quarry as the site consists of two parts. The statement "only low intensity recreational use of the site is likely to be appropriate" is vague, should consider adding "those limited numbers of organisations currently using the sites for a long period of time should remain the sole users". Turning Stratton Audley Quarry into a new country park is not supported as it will ruin the fishing clubs activities and the natural habitats in the area. The areas are not suitable for public access due to safety. In preparing the Plan Cherwell DC did not consider or discuss the matters with long standing tenants of the properties. The club has a 20 year fishing lease from Oxfordshire County Council.

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247	Chris	Goddard	GVA / Value Retail (Bicester Village) Ltd and the Browne Family Trust	245	C Policies for Cherwell's Places: Bicester	Policy Bicester 10: Bicester Gateway		Supports the proposed wording change however the reference on high technology industries does not go far enough to protect other, sequentially preferable, sites identified for conventional B1 Business uses. Wording of Policy Bicester 10 should be more stringent in its assertion that the Bicester Gateway site should be for science and high tech industries only. Consider adding the following bullet point: "Commercial office uses will be resisted to safeguard the site for science and high tech knowledge industry employment use. Commercial office-led development will be focussed in sequentially preferable locations closer to Bicester town centre and Bicester Town railway station, such as the Bicester Business Park site (see Policy Bicester 4)".
75	Jack	Moeran	Environment Agency	246	C Policies for Cherwell's Places: Bicester	Policy Bicester 10: Bicester Gateway		Supports the proposed wording however advise that there may still be some ambiguity around what developments at 'at risk of flooding' actually means in practice.
209	Angus	Bates	Bloombridge Hill Street Holdings Limited	246	C Policies for Cherwell's Places: Bicester	Policy Bicester 10: Bicester Gateway		Supports the proposed wording change
308	Richard	Cutler	Bloombridge Hill Street Holdings Limited	246	C Policies for Cherwell's Places: Bicester	Policy Bicester 10: Bicester Gateway		Supports the proposed wording change
99	Job	Ham	Bomber Command Heritage	247	C Policies for Cherwell's Places: Bicester	Policy Bicester 11: North East Bicester Business Park	The North East Bicester Business Park should be relocated to a less damaging alternative site. The redevelopment of RAF Bicester will relieve pressure on Bicester 11.	Restricting the potential use to B1 uses will not remove the risk of detriment. The siting of any employment related development on site would fail to recognise or to preserve the vital significance of this unique 20th century heritage asset and its setting.
134	Annmah	Smith	Indigo Planning / Albion Land Ltd	247	C Policies for Cherwell's Places: Bicester	Policy Bicester 11: North East Bicester Business Park		The policy nor the supporting text provides explanation on the nature of the impact or draw references to the evidence used for restricting the employment use to B1 uses. The policy needs to be more flexible. Potential impact of development on RAF Bicester should be made at the development management stage. The policy should include other uses such as B1, B2 and or B8. A revised site boundary needs to be included.
240	Steven	Neal	Boyer Planning / Wates Developments and Redrow Homes	253	C Policies for Cherwell's Places: Bicester	C.101		Supports the proposed removal of the paragraph. It has previously been demonstrated that Bicester 12 is capable of providing an initial release of housing and employment land without any improvements to the strategic road network.
240	Steven	Neal	Boyer Planning / Wates Developments and Redrow Homes	254	C Policies for Cherwell's Places: Bicester	Strategic Development Bicester 12 - East Bicester - Heading	Reference to the development area should be amended to "approximately" to align with the areas included in the employment and housing sections of the policy.	Supports the proposed removal of text. Reference to the development area should be amended to "approximately" to align with the areas included in the employment and housing sections of the policy.
240	Steven	Neal	Boyer Planning / Wates Developments and Redrow Homes	255	C Policies for Cherwell's Places: Bicester	Strategic Development Bicester 12 - East Bicester		Supports the proposed removal of text.
211	David	Keene	David Lock Associates / Gallagher Estates Ltd (Gavray Drive)	256	C Policies for Cherwell's Places: Bicester	Policy Bicester 12 - East Bicester	South East Bicester and delivery rate should remain as set out in the Proposed Submission Local Plan. There is insufficient evidence to suggest the change.	An increase of new homes from 150 to 250 and the delivery rates have been brought forward by 15 years with the first of the 50 units to be delivered within 2014/15. No evidence base to suggest that 250 dwellings is appropriate or looked at alternative sites for accommodating growth in Bicester, and the proposed delivery rates. The SA does not consider the implications of this increase in housing number.

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240	Steven	Neal	Boyer Planning / Wates Developments and Redrow Homes	256	C Policies for Cherwell's Places: Bicester	Policy Bicester 12 - East Bicester	The number of new homes should increase from 400 to approximately 800 dwellings.	Supports the proposed wording change however the wording may result in an equal split of the uses being required. Amend the wording to support uses within the B class of the use classes order, to be determined by market factors. Reference to 'Jobs created' should be deleted. The site is capable of delivering a greater number of homes within the plan period. 400 new dwellings have been allocated on 22ha of land which appears to be too low. The site could accommodate approximately 800 dwellings during the plan period. Density calculated based on Graven Hill would result in 760 dwellings.
245	Damien	Holdstock	Turley Associates / I M Properties Ltd	256	C Policies for Cherwell's Places: Bicester	Policy Bicester 12 - South East Bicester	The Plan should address the identified need set out against the high growth scenario which was stated in the Employment Land Review Update. This will ensure that there is a greater choice of sites for the market, and avoid overreliance on only a handful of sites which may be unduly delayed, or may not be capable of providing the form of development attractive to the market. The Plan should allocate further sites based on an up to date review of available sites, the existing employment land position and the proposed form of development achievable and supported for those employment sites already identified in the Plan.	The proposed changes to the Policy result in an inherent lack of clarity over precisely how much employment land the Local Plan is allocating at East Bicester and for what uses. It is not clear how the proposed employment uses on the site will contribute to addressing the identified need for B2 and B8 employment uses in the District. The Draft Economic Analysis Study 2012 suggests that there is a need for B8 employment. There is insufficient land allocated for B2 and B8 employment uses. The Plan should address the identified need set out against the high growth scenario which was stated in the Employment Land Review Update. The Plan should allocate further employment sites.
507	Andy	Kirkham	Aylesbury Vale District Council	258	C Policies for Cherwell's Places: Bicester	Policy Bicester 12 - South East Bicester	Insert 'The Transport Assessment will include consultation in its production with Aylesbury Vale District Council and Buckinghamshire County Council as adjoining planning and highway authorities.'	Transport Assessment for Sites 2 and 12 should be consulted with Aylesbury Vale District Council and Buckinghamshire County Council. The commitment to this needs to be set out in the Plan. There may be implications from the growth at these sites for traffic levels and capacity along the A41 that adjoining authorities need to have an input into.
240	Steven	Neal	Boyer Planning / Wates Developments and Redrow Homes	258	C Policies for Cherwell's Places: Bicester	Policy Bicester 12 - South East Bicester		Reference to Policy ESD 16 is unnecessary. Bullet point 2 suggest that the height of buildings will be minimised to reduce their visual impact which will affect the viability of these buildings. Building heights could be controlled by Policy ESD 13. Remove reference to visual impact and relate the heights of buildings to occupier requirements. Reference to the requirement to implement the bus route should be deleted. Bullet point 16 should be deleted.
98	Julian	Woodward		261	C Policies for Cherwell's Places: Banbury	C.104	Remove Banbury 3 from the Plan. Relative small extensions to zones 1 and 2 would compensate.	Concerned about the inclusion of the area on Bretch Hill (Banbury 3). Development will impact the rural nature of the Sor Brook Valley, Drayton and North Newington Conservation Area, listed buildings including the Drayton Arch, light and sound pollution. Development will make North Newington feel like a satellite of Banbury, changing the character of the village. There will be increasing pressure for further development and the proposed Green Buffer in the area may not be effective. Bretch Hill may need some regeneration and improvement however this is not a sufficient reason to allocate West of Bretch Hill. Prime farmland will be lost.

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158	Jayne	Gordon	Hanwell Parish Council	261	C Policies for Cherwell's Places: Banbury	C.104	The wording should be amended as follows: "Banbury faces topographic constraints important to the setting of the town, including to the east (the M40 and River Cherwell Valley), the west (steep sided valley and villages) and the north (rising landform and villages), with a historic town boundary and open aspect to the south beyond the Salt Way. These are all natural (and manmade) barriers to growth that have shaped how the town has grown and is to grow in the future. As a result only a limited number of strategic development sites have been identified for new housing growth including Bankside, Canalside, West of Bretch Hill (to support an area of renewal to the east), North of Hanwell Fields and at Southam Road".	Topographic constraints in the north of Banbury has not been referenced. Sites north of Banbury have been identified by LDA to address housing supply issues and not due to availability. The wording should be amended accordingly.
153	John	Jones		261	C Policies for Cherwell's Places: Banbury	C.104	The wording should be amended as follows: "Banbury faces significant topographic constraints important to the setting of the town, including to the east (the M40 and River Cherwell Valley), the west (steep sided valley and villages) and the north (rising landform and villages), with a historic town boundary and open aspect to the south beyond the Salt Way. These are all natural (and manmade) barriers to growth that have shaped how the town has grown and is to grow in the future. As a result only a limited number of strategic development sites have been identified for new housing growth including Bankside, Canalside, West of Bretch Hill (to support an area of renewal to the east), North of Hanwell Fields and at Southam Road".	Topographic constraints in the north of Banbury has not been referenced. Sites north of Banbury have been identified by LDA to address housing supply issues and not due to availability. The wording should be amended accordingly.

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184	Karen	Jones		261	C Policies for Cherwell's Places: Banbury	C.104	The wording should be amended as follows: "Banbury faces significant topographic constraints important to the setting of the town, including to the east (the M40 and River Cherwell Valley), the west (steep sided valley and villages) and the north (rising landform and villages), with a historic town boundary and open aspect to the south beyond the Salt Way. These are all natural (and manmade) barriers to growth that have shaped how the town has grown and is to grow in the future. As a result only a limited number of strategic development sites have been identified for new housing growth including Bankside, Canalside, West of Bretch Hill (to support an area of renewal to the east), North of Hanwell Fields and at Southam Road".	Topographic constraints in the north of Banbury has not been referenced. Sites north of Banbury have been identified by LDA to address housing supply issues and not due to availability. The wording should be amended accordingly.
195	Andrew	Docherty	Hives Planning / Oxford Diocesan Board of Finance (ODBF) and the trustees of the Adderbury and Milton Feoffee Charity	261	C Policies for Cherwell's Places: Banbury	C.104	Delete from "being important to the setting of the town".	Object to the weight originally given to Salt Way.
207	Rob	Kinchin-Smith	Banbury Civic Society	261	C Policies for Cherwell's Places: Banbury	C.104		Supports the proposed wording change
207	Rob	Kinchin-Smith	Banbury Civic Society	263	C Policies for Cherwell's Places: Banbury	C.107		Supports the proposed wording change
210	Angela	Reeve	Doelittle Real Estate / CEMEX UK Limited	263	C Policies for Cherwell's Places: Banbury	C.107		The last bullet point should be reflective of the wider policies within the Plan and which seeks to introduce flexibility to ensure the swift delivery of economic generating uses.
195	Andrew	Docherty	Hives Planning / Oxford Diocesan Board of Finance (ODBF) and the trustees of the Adderbury and Milton Feoffee Charity	265	C Policies for Cherwell's Places: Banbury	C.109	Delete the third sentence. Amend the fourth sentence by replacing "many of these sites in Banbury" with "Whilst some sites are non-strategic...."	None of the landscapes on the periphery of Banbury are of such weight.
207	Rob	Kinchin-Smith	Banbury Civic Society	267	C Policies for Cherwell's Places: Banbury	C.116		Amend the wording "encourage change" to "welcome innovation".

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104	Tim	Byrne	Jones Lang LaSalle / Oxford University Hospital NHS Trust	270	C Policies for Cherwell's Places: Banbury	C.120	Sentence to be removed from the Plan. If the sentence remains then the Horton General Hospital should be appropriately referenced by its correct name.	The retention of healthcare provision at the Horton Hospital is secured through alternative mechanisms and it is not appropriate for it to be specifically referenced and included within this section of the Local Plan. If the sentence remains then the Horton General Hospital should be appropriately referenced by its correct name. Oxford University Hospitals Trust has developed a set of cooperate objectives to progress the delivery of the Trust's Strategic Objectives in 2012/13. The outcome will be to enhance the quality, efficiency and sustainability of services at the Horton General Hospital, including re-modelling of adult medical and surgical services and the provision of a flexible, robust core medical function that supports other speciality work. The Horton Hospital has a sustainable location within the town of Banbury and in line with the NPPF the hospital has an important role in providing "accessible local services that reflect the community's needs".
207	Rob	Kinchin-Smith	Banbury Civic Society	270	C Policies for Cherwell's Places: Banbury	C.120		Supports the proposed wording change
25	David	Sullivan		272	C Policies for Cherwell's Places: Banbury	C.122		The Plan should clearly identify schemes to reduce congestion including timescales to introduce these schemes before housing/industry is developed.
263	Paqui	Cox	Oxfordshire County Council	272	C Policies for Cherwell's Places: Banbury	C.122		Managing traffic congestion remains a key objective and should not be deleted.
303	Iron	Twamley	Savills / Banwood Strategic Land II LLP	272	C Policies for Cherwell's Places: Banbury	C.122		C.122 overstates the importance of Salt Way. Crouch Hill is a more important asset than Salt Way however it has not been mentioned in the Policy. The protection of Salt Way is not therefore a 'key environmental challenge'. The last bullet point should be deleted.
207	Rob	Kinchin-Smith	Banbury Civic Society	273	C Policies for Cherwell's Places: Banbury	C.125		Objects to the increase of housing provision in Banbury. No further site allocations have been identified to accommodate the increased housing provision.
207	Rob	Kinchin-Smith	Banbury Civic Society	275	C Policies for Cherwell's Places: Banbury	C.131		Supports the proposed wording change
195	Andrew	Docherty	Hives Planning / Oxford Diocesan Board of Finance (ODBF) and the trustees of the Adderbury and Milton Feoffee Charity	276	C Policies for Cherwell's Places: Banbury	Policy Banbury 1: Banbury Canalside	Land to the South of Banbury should be considered as a reasonable alternative and policy allow for development in this location.	The site cannot be relied on due to the multiple ownerships at Canalside. The reduction of the delivery rate in the Housing Trajectory is still unrealistic.
195	Andrew	Docherty	Hives Planning / Oxford Diocesan Board of Finance (ODBF) and the trustees of the Adderbury and Milton	277	C Policies for Cherwell's Places: Banbury	Policy Banbury 1: Banbury Canalside	Land to the South of Banbury should be considered as a reasonable alternative and policy allow for development in this location.	The site cannot be relied on due to the multiple ownerships at Canalside. The reduction of the delivery rate in the Housing Trajectory is still unrealistic.
231	Sean	McGrath	Indigo Planning Ltd / McKay Securities Ltd	277	C Policies for Cherwell's Places: Banbury	Policy Banbury 1: Banbury Canalside	The Policy needs to make clear that financial assessments will play an important role in assessing the level of contributions from new development, particularly in relation to housing mix and tenure. It should also make clear that contributions will be reduced or not be sought where it would make the scheme unviable.	The requirement of affordable housing is inflexible and is likely to hinder residential development coming forward in the Canalside area. The policy does not take any account of viability.



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236 S	Brown		Woolf Bond Planning LLP / Miller Strategic Land	277	C Policies for Cherwell's Places: Banbury	Policy Banbury 1: Banbury Canalside		The reduction in the number of dwellings expected to be delivered at Canalside (1,050 to 950) will fail to deliver the requisite amount of completions during the plan period. Object to Banbury 2 as it contradicts the evidence base. Land at Warwick Road would be a more suitable site.
195 Andrew	Docherty		Hives Planning / Oxford Diocesan Board of Finance (ODBF) and the trustees of the Adderbury and Milton Feoffee Charity	278	C Policies for Cherwell's Places: Banbury	Policy Banbury 1: Banbury Canalside	Land to the South of Banbury should be considered as a reasonable alternative and policy allow for development in this location.	The site cannot be relied on due to the multiple ownerships at Canalside. The reduction of the delivery rate in the Housing Trajectory is still unrealistic.
231 Sean	McGrath		Indigo Planning Ltd / McKay Securities Ltd	278	C Policies for Cherwell's Places: Banbury	Policy Banbury 1: Banbury Canalside	Delete the requirement for a new primary school.	The requirement for a new primary school is vague and should be deleted. The policy is too vague therefore it is not possible for applicants to know what will be expected from them.
236 S	Brown		Woolf Bond Planning LLP / Miller Strategic Land	278	C Policies for Cherwell's Places: Banbury	Policy Banbury 1: Banbury Canalside		The reduction in the number of dwellings expected to be delivered at Canalside (1,050 to 950) will fail to deliver the requisite amount of completions during the plan period. Object to Banbury 2 as it contradicts the evidence base. Land at Warwick Road would be a more suitable site.
47 Martin	Small		English Heritage	279	C Policies for Cherwell's Places: Banbury	Policy Banbury 1: Banbury Canalside		Supports the proposed wording change. However it is not clear whether the Council sees a difference between "retention" and "integration". The two principles should be combined as "Retention and integration". Amend bullets to read "Retention and integration of the most valuable historic buildings/structures including the Old Town Hall and the Bridge over the Mill stream and buildings of local historic interest, which will enrich the environment and maintain the long-term character of the area".
195 Andrew	Docherty		Hives Planning / Oxford Diocesan Board of Finance (ODBF) and the trustees of the Adderbury and Milton Feoffee Charity	279	C Policies for Cherwell's Places: Banbury	Policy Banbury 1: Banbury Canalside	Land to the South of Banbury should be considered as a reasonable alternative and policy allow for development in this location.	The site cannot be relied on due to the multiple ownerships at Canalside. The reduction of the delivery rate in the Housing Trajectory is still unrealistic.
207 Rob	Kinchin-Smith		Banbury Civic Society	279	C Policies for Cherwell's Places: Banbury	Policy Banbury 1: Banbury Canalside		The 25th bullet point "Retention of the most....." is inadequate. Retention of the Grade II listed buildings must be assured. Additional wording needed on the retention of the site's undesignated and locally designated heritage assets. Amend the bullet point to read "Retention of historic buildings, including Grade II-Listed Old Town Hall and Bridge over the river and locally listed buildings".
210 Angela	Reeve		Doolittle Real Estate / CEMEX UK Limited	279	C Policies for Cherwell's Places: Banbury	Policy Banbury 1: Banbury Canalside		The CEMEX site should be included as part of the Banbury 1 site.
217 Mark	Recchia		Banbury Town Council	279	C Policies for Cherwell's Places: Banbury	Policy Banbury 1: Banbury Canalside	Amend bullet point to read as "Retention of historic buildings, including Grade II Listed Old Town Hall and Bridge over the river and locally listed buildings".	The proposed wording on valuable historic buildings/structures is not sufficient. It fails to give adequate policy backing to the retention of the site's undesignated and locally designated heritage assets, principally the locally listed historic buildings, all of which lie in the Oxford Canal Conservation Area.

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231	Sean	McGrath	Indigo Planning Ltd / McKay Securities Ltd	279	C Policies for Cherwell's Places: Banbury	Policy Banbury 1: Banbury Canalside	Delete the design requirement. Delete the requirement for an acoustic survey or state that this will be carried out by the council. Redraft the policy to make clear that continuation of the existing uses on the site should be acceptable. Clarification needed on the proposed bridges and their location. Alternatively delete the policy.	The vision of the site contradicts the development description. E.g. new offices (use class B1) will be developed in the Canalside site. The design requirement is subjective and unnecessary and should be deleted. The requirement for an acoustic survey should be deleted or state that this will be carried out by the council. Clarification needed on the number of proposed bridges and their approximate location. The policy is too vague. The vision for the site is not clarified in the policy. The site should not be allocated if the physical suitability is not known.
236	S	Brown	Woolf Bond Planning LLP / Miller Strategic Land	279	C Policies for Cherwell's Places: Banbury	Policy Banbury 1: Banbury Canalside		The reduction in the number of dwellings expected to be delivered at Canalside (1,050 to 950) will fail to deliver the requisite amount of completions during the plan period. Object to Banbury 2 as it contradicts the evidence base. Land at Warwick Road would be a more suitable site.
263	Jacqui	Cox	Oxfordshire County Council	279	C Policies for Cherwell's Places: Banbury	Policy Banbury 1: Banbury Canalside		The word "boulevard" should be removed.
47	Martin	Small	English Heritage	280	C Policies for Cherwell's Places: Banbury	Policy Banbury 1: Banbury Canalside	Remove the words "and buildings".	Consistency issue between Change no. 279 and 280. "nearly all.....buildings will be removed" or "Retention of the most valuable historic buildings/structures".
195	Andrew	Docherty	Hives Planning / Oxford Diocesan Board of Finance (ODBF) and the trustees of the Adderbury and Milton Feoffee Charity	280	C Policies for Cherwell's Places: Banbury	Policy Banbury 1: Banbury Canalside	Land to the South of Banbury should be considered as a reasonable alternative and policy allow for development in this location.	The site cannot be relied on due to the multiple ownerships at Canalside. The reduction of the delivery rate in the Housing Trajectory is still unrealistic.
207	Rob	Kinchin-Smith	Banbury Civic Society	280	C Policies for Cherwell's Places: Banbury	Policy Banbury 1: Banbury Canalside		The 3rd paragraph is confusing, given the number of locally-listed historic industrial and other buildings within the Oxford Canal conservation Area, which need to be retained and reused in order to preserve the character, appearance and significance of the conservation area and wider site. The words "and buildings" should be removed. A new paragraph should be added "Because of all importance of Canalside's industrial heritage, archaeological surveys, assessments and mitigation of impacts will be needed in specific locations and buildings".
212	David	Keene	David Lock Associates on behalf of Gallagher Estates Ltd	280	C Policies for Cherwell's Places: Banbury	Policy Banbury 1: Banbury Canalside	The site should be considered a "Housing Reserve Area" and the implications for bringing forward such a complex brownfield site should be made clear within the site specific policy Banbury 1.	The policy demonstrates the complexities of the site and the resources that will be required to bring it forward. There is an overreliance on Canalside to deliver a large proportion of Banbury's growth. The site should be considered a "Housing Reserve Area" and the implications for bringing forward such a complex brownfield site should be made clear within the site specific policy Banbury 1.
217	Mark	Recchia	Banbury Town Council	280	C Policies for Cherwell's Places: Banbury	Policy Banbury 1: Banbury Canalside	Remove the words "...and buildings" from the 3rd paragraph. Consider adding "Because of the importance of Canalside's industrial heritage, archaeological surveys, assessments and mitigation of impacts will be needed in specific locations and buildings".	The removal of 'nearly all existing land uses and buildings' raises concerns given the number of locally-listed historic industrial and other buildings within the Oxford Canal Conservation Area. These will need to be retained and refused to preserve the character, appearance and significance of the conservation area and wider site.

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231	Sean	McGrath	Indigo Planning Ltd / McKay Securities Ltd	280	C Policies for Cherwell's Places: Banbury	Policy Banbury 1: Banbury Canalside	The policy should be deleted or amended to make clear that there is no impediment to any site coming forward. Alternatively delete this section.	The site contains a number of distinct sites whilst the Masterplan treats it as a single homogenous site which is incorrect. Welcome the proposed wording on open space provision. There are ownership issues and the policy is too vague. No reference made on proposals for decanting existing businesses, secure of donor sites and timescales. Supports the principle of regeneration however the policy has the potential to hinder the interim investment in the businesses on site. The reduction in the number of dwellings expected to be delivered at Canalside (1,050 to 950) will fail to deliver the requisite amount of completions during the plan period. Object to Banbury 2 as it contradicts the evidence base. Land at Warwick Road would be a more suitable site.
236	S	Brown	Woolf Bond Planning LLP / Miller Strategic Land	280	C Policies for Cherwell's Places: Banbury	Policy Banbury 1: Banbury Canalside		
158	Jayne	Gordon	Hanwell Parish Council	281	C Policies for Cherwell's Places: Banbury	Policy Banbury 2: Hardwick Farm, Southam Road (East and West)	Banbury 2 should be removed as a strategic allocation.	Object to the principle of Banbury 2 East and West of Southam Road being allocated. There has been a significant change since the Draft Core Strategy 2010 which now contradicts the previous conclusions on sustainability. No evidence to demonstrate that Banbury 2 is more sustainable than other sites such as Drayton, Warwick Road site. The eastern part of the site offers a poor living environment due to the close proximity to the M40 and employment. The defensible urban boundary will be lost which was carefully set in the 1996 adopted Local Plan and the Hanwell Fields Brief 1997 based on topographic considerations. East of Southam Road is defined by physical boundaries such as topography and any development will have an impact on landscape. The sites are physically separated from Hanwell Fields and by providing a school on site will lead to safety issues. Farmland will be lost and the expected housing numbers may not be delivered.
183	Alan	Jones		281	C Policies for Cherwell's Places: Banbury	Policy Banbury 2: Hardwick Farm, Southam Road (East and West)	Banbury 2 should be removed as a strategic allocation.	Object to the principle of Banbury 2 East and West of Southam Road being allocated. There has been a significant change since the Draft Core Strategy 2010 which now contradicts the previous conclusions on sustainability. No evidence to demonstrate that Banbury 2 is more sustainable than other sites such as Drayton, Warwick Road site. The eastern part of the site offers a poor living environment due to the close proximity to the M40 and employment. The defensible urban boundary will be lost which was carefully set in the 1996 adopted Local Plan and the Hanwell Fields Brief 1997 based on topographic considerations. East of Southam Road is defined by physical boundaries such as topography and any development will have an impact on landscape. The sites are physically separated from Hanwell Fields and by providing a school on site will lead to safety issues. Farmland will be lost and the expected housing numbers may not be delivered.

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184	Karen	Jones		281	C Policies for Cherwell's Places: Banbury		Banbury 2 should be removed as a strategic allocation.	Object to the principle of Banbury 2 East and West of Southam Road being allocated. There has been a significant change since the Draft Core Strategy 2010 which now contradicts the previous conclusions on sustainability. No evidence to demonstrate that Banbury 2 is more sustainable than other sites such as Drayton, Warwick Road site. The eastern part of the site offers a poor living environment due to the close proximity to the M40 and employment. The defensible urban boundary will be lost which was carefully set in the 1996 adopted Local Plan and the Hanwell Fields Brief 1997 based on topographic considerations. East of Southam Road is defined by physical boundaries such as topography and any development will have an impact on landscape. The sites are physically separated from Hanwell Fields and by providing a school on site will lead to safety issues. Farmland will be lost and the expected housing numbers may not be delivered.
232	Sinéad	Morrissey	Rapleys LLP / Pandora Ltd	281	C Policies for Cherwell's Places: Banbury	Policy Banbury 2: Hardwick Farm, Southam Road (East and West)	The 600 dwellings should be recognised as a minimum. A recognition that the site is circa 43 hectares should be included. The number of homes should be confirmed as approximately 800. The opportunity for community self build affordable housing should be deleted. The reference to off-site contributions should be deleted from the policy. The opportunity to connect to the country park should be clarified. The Policy should revert back to its original wording from the Proposed Submission.	Supports the allocation of Banbury 2 for residential development and considers that it provides a sustainable solution to housing need in Banbury. The reduction in housing numbers from 800 to 600 dwellings is noted however it would be appropriate and acceptable to accommodate 800 dwellings on the site. Policy seeks on-site community facilities whilst also identifying a possible requirement for contributions to the community hall at Hanwell Fields. Such provision is excessive and unreasonable. The Policy should revert back to its original wording from the Proposed Submission.
236	S	Brown	Woolf Bond Planning LLP / Miller Strategic Land	281	C Policies for Cherwell's Places: Banbury	Policy Banbury 2: Hardwick Farm, Southam Road (East and West)		The reduction in the number of dwellings expected to be delivered at Canalside (1,050 to 950) will fail to deliver the requisite amount of completions during the plan period. Object to Banbury 2 as it contradicts the evidence base. Land at Warwick Road would be a more suitable site.
158	Jayne	Gordon	Hanwell Parish Council	282	C Policies for Cherwell's Places: Banbury	Policy Banbury 2: Hardwick Farm, Southam Road (East and West)	Banbury 2 should be removed as a strategic allocation.	Object to the principle of Banbury 2 East and West of Southam Road being allocated. There has been a significant change since the Draft Core Strategy 2010 which now contradicts the previous conclusions on sustainability. No evidence to demonstrate that Banbury 2 is more sustainable than other sites such as Drayton, Warwick Road site. The eastern part of the site offers a poor living environment due to the close proximity to the M40 and employment. The defensible urban boundary will be lost which was carefully set in the 1996 adopted Local Plan and the Hanwell Fields Brief 1997 based on topographic considerations. East of Southam Road is defined by physical boundaries such as topography and any development will have an impact on landscape. The sites are physically separated from Hanwell Fields and by providing a school on site will lead to safety issues. Farmland will be lost and the expected housing numbers may not be delivered.

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183	Alan	Jones		282	C Policies for Cherwell's Places: Banbury	Policy Banbury 2: Hardwick Farm, Southam Road (East and West)	Banbury 2 should be removed as a strategic allocation.	Object to the principle of Banbury 2 East and West of Southam Road being allocated. There has been a significant change since the Draft Core Strategy 2010 which now contradicts the previous conclusions on sustainability. No evidence to demonstrate that Banbury 2 is more sustainable than other sites such as Drayton, Warwick Road site. The eastern part of the site offers a poor living environment due to the close proximity to the M40 and employment. The defensible urban boundary will be lost which was carefully set in the 1996 adopted Local Plan and the Hanwell Fields Brief 1997 based on topographic considerations. East of Southam Road is defined by physical boundaries such as topography and any development will have an impact on landscape. The sites are physically separated from Hanwell Fields and by providing a school on site will lead to safety issues. Farmland will be lost and the expected housing numbers may not be delivered.
184	Karen	Jones		282	C Policies for Cherwell's Places: Banbury		Banbury 2 should be removed as a strategic allocation.	Object to the principle of Banbury 2 East and West of Southam Road being allocated. There has been a significant change since the Draft Core Strategy 2010 which now contradicts the previous conclusions on sustainability. No evidence to demonstrate that Banbury 2 is more sustainable than other sites such as Drayton, Warwick Road site. The eastern part of the site offers a poor living environment due to the close proximity to the M40 and employment. The defensible urban boundary will be lost which was carefully set in the 1996 adopted Local Plan and the Hanwell Fields Brief 1997 based on topographic considerations. East of Southam Road is defined by physical boundaries such as topography and any development will have an impact on landscape. The sites are physically separated from Hanwell Fields and by providing a school on site will lead to safety issues. Farmland will be lost and the expected housing numbers may not be delivered.
207	Abb	Kinchin-Smith	Banbury Civic Society	282	C Policies for Cherwell's Places: Banbury	Policy Banbury 2: Hardwick Farm, Southam Road (East and West)		Supports the proposed wording change
232	Sinéad	Morrissey	Rapleys LLP / Pandora Ltd	282	C Policies for Cherwell's Places: Banbury	Policy Banbury 2: Hardwick Farm, Southam Road (East and West)	The 600 dwellings should be recognised as a minimum. A recognition that the site is circa 43 hectares should be included. The number of homes should be confirmed as approximately 800. The opportunity for community self build affordable housing should be deleted. The reference to off-site contributions should be deleted from the policy. The opportunity to connect to the country park should be clarified. The Policy should revert back to its original wording from the Proposed Submission.	Supports the allocation of Banbury 2 for residential development and considers that it provides a sustainable solution to housing need in Banbury. The reduction in housing numbers from 800 to 600 dwellings is noted however it would be appropriate and acceptable to accommodate 800 dwellings on the site. Policy seeks on-site community facilities whilst also identifying a possible requirement for contributions to the community hall at Hanwell Fields. Such provision is excessive and unreasonable. The Policy should revert back to its original wording from the Proposed Submission.
236	S	Brown	Woolf Bond Planning LLP / Miller Strategic Land	282	C Policies for Cherwell's Places: Banbury	Policy Banbury 2: Hardwick Farm, Southam Road (East and West)		The reduction in the number of dwellings expected to be delivered at Canalside (1,050 to 950) will fail to deliver the requisite amount of completions during the plan period. Object to Banbury 2 as it contradicts the evidence base. Land at Warwick Road would be a more suitable site.

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158	Jayne	Gordon	Hanwell Parish Council	283	C Policies for Cherwell's Places: Banbury	Policy Banbury 2: Hardwick Farm, Southam Road (East and West)	Banbury 2 should be removed as a strategic allocation.	Object to the principle of Banbury 2 East and West of Southam Road being allocated. There has been a significant change since the Draft Core Strategy 2010 which now contradicts the previous conclusions on sustainability. No evidence to demonstrate that Banbury 2 is more sustainable than other sites such as Drayton, Warwick Road site. The eastern part of the site offers a poor living environment due to the close proximity to the M40 and employment. The defensible urban boundary will be lost which was carefully set in the 1996 adopted Local Plan and the Hanwell Fields Brief 1997 based on topographic considerations. East of Southam Road is defined by physical boundaries such as topography and any development will have an impact on landscape. The sites are physically separated from Hanwell Fields and by providing a school on site will lead to safety issues. Farmland will be lost and the expected housing numbers may not be delivered.
183	Alan	Jones		283	C Policies for Cherwell's Places: Banbury	Policy Banbury 2: Hardwick Farm, Southam Road (East and West)	Banbury 2 should be removed as a strategic allocation.	Object to the principle of Banbury 2 East and West of Southam Road being allocated. There has been a significant change since the Draft Core Strategy 2010 which now contradicts the previous conclusions on sustainability. No evidence to demonstrate that Banbury 2 is more sustainable than other sites such as Drayton, Warwick Road site. The eastern part of the site offers a poor living environment due to the close proximity to the M40 and employment. The defensible urban boundary will be lost which was carefully set in the 1996 adopted Local Plan and the Hanwell Fields Brief 1997 based on topographic considerations. East of Southam Road is defined by physical boundaries such as topography and any development will have an impact on landscape. The sites are physically separated from Hanwell Fields and by providing a school on site will lead to safety issues. Farmland will be lost and the expected housing numbers may not be delivered.
184	Karen	Jones		283	C Policies for Cherwell's Places: Banbury		Banbury 2 should be removed as a strategic allocation.	Object to the principle of Banbury 2 East and West of Southam Road being allocated. There has been a significant change since the Draft Core Strategy 2010 which now contradicts the previous conclusions on sustainability. No evidence to demonstrate that Banbury 2 is more sustainable than other sites such as Drayton, Warwick Road site. The eastern part of the site offers a poor living environment due to the close proximity to the M40 and employment. The defensible urban boundary will be lost which was carefully set in the 1996 adopted Local Plan and the Hanwell Fields Brief 1997 based on topographic considerations. East of Southam Road is defined by physical boundaries such as topography and any development will have an impact on landscape. The sites are physically separated from Hanwell Fields and by providing a school on site will lead to safety issues. Farmland will be lost and the expected housing numbers may not be delivered.

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232	Sinéad	Morrissey	Rapleys LLP / Pandora Ltd	283	C Policies for Cherwell's Places: Banbury	Policy Banbury 2: Hardwick Farm, Southam Road (East and West)	The 600 dwellings should be recognised as a minimum. A recognition that the site is circa 43 hectares should be included. The number of homes should be confirmed as approximately 800. The opportunity for community self build affordable housing should be deleted. The reference to off-site contributions should be deleted from the policy. The opportunity to connect to the country park should be clarified. The Policy should revert back to its original wording from the Proposed Submission.	Supports the allocation of Banbury 2 for residential development and considers that it provides a sustainable solution to housing need in Banbury. The reduction in housing numbers from 800 to 600 dwellings is noted however it would be appropriate and acceptable to accommodate 800 dwellings on the site. Policy seeks on-site community facilities whilst also identifying a possible requirement for contributions to the community hall at Hanwell Fields. Such provision is excessive and unreasonable. The Policy should revert back to its original wording from the Proposed Submission.
236	S	Brown	Woolf Bond Planning LLP / Miller Strategic Land	283	C Policies for Cherwell's Places: Banbury	Policy Banbury 2: Hardwick Farm, Southam Road (East and West)		The reduction in the number of dwellings expected to be delivered at Canalside (1,050 to 950) will fail to deliver the requisite amount of completions during the plan period. Object to Banbury 2 as it contradicts the evidence base. Land at Warwick Road would be a more suitable site.
75	Jack	Moeran	Environment Agency	284	C Policies for Cherwell's Places: Banbury	Policy Banbury 2: Hardwick Farm, Southam Road (East and West)		The suggested removal of the 7th bullet point indicates that a planning application has been submitted and a reduced housing number is now proposed meaning that there will be no requirement to develop in Flood Zones 2 or 3. Clarification needed for this change.
183	Alan	Jones	Hanwell Parish Council	284	C Policies for Cherwell's Places: Banbury	Policy Banbury 2: Hardwick Farm, Southam Road (East and West)	Banbury 2 should be removed as a strategic allocation.	Object to the principle of Banbury 2 East and West of Southam Road being allocated. There has been a significant change since the Draft Core Strategy 2010 which now contradicts the previous conclusions on sustainability. No evidence to demonstrate that Banbury 2 is more sustainable than other sites such as Drayton, Warwick Road site. The eastern part of the site offers a poor living environment due to the close proximity to the M40 and employment. The defensible urban boundary will be lost which was carefully set in the 1996 adopted Local Plan and the Hanwell Fields Brief 1997 based on topographic considerations. East of Southam Road is defined by physical boundaries such as topography and any development will have an impact on landscape. The sites are physically separated from Hanwell Fields and by providing a school on site will lead to safety issues. Farmland will be lost and the expected housing numbers may not be delivered.
183	Alan	Jones		284	C Policies for Cherwell's Places: Banbury	Policy Banbury 2: Hardwick Farm, Southam Road (East and West)	Banbury 2 should be removed as a strategic allocation.	Object to the principle of Banbury 2 East and West of Southam Road being allocated. There has been a significant change since the Draft Core Strategy 2010 which now contradicts the previous conclusions on sustainability. No evidence to demonstrate that Banbury 2 is more sustainable than other sites such as Drayton, Warwick Road site. The eastern part of the site offers a poor living environment due to the close proximity to the M40 and employment. The defensible urban boundary will be lost which was carefully set in the 1996 adopted Local Plan and the Hanwell Fields Brief 1997 based on topographic considerations. East of Southam Road is defined by physical boundaries such as topography and any development will have an impact on landscape. The sites are physically separated from Hanwell Fields and by providing a school on site will lead to safety issues. Farmland will be lost and the expected housing numbers may not be delivered.

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184	Karen	Jones		284	C Policies for Cherwell's Places: Banbury		Banbury 2 should be removed as a strategic allocation.	Object to the principle of Banbury 2 East and West of Southam Road being allocated. There has been a significant change since the Draft Core Strategy 2010 which now contradicts the previous conclusions on sustainability. No evidence to demonstrate that Banbury 2 is more sustainable than other sites such as Drayton, Warwick Road site. The eastern part of the site offers a poor living environment due to the close proximity to the M40 and employment. The defensible urban boundary will be lost which was carefully set in the 1996 adopted Local Plan and the Hanwell Fields Brief 1997 based on topographic considerations. East of Southam Road is defined by physical boundaries such as topography and any development will have an impact on landscape. The sites are physically separated from Hanwell Fields and by providing a school on site will lead to safety issues. Farmland will be lost and the expected housing numbers may not be delivered.
207	Rob	Kinchin-Smith	Banbury Civic Society	284	C Policies for Cherwell's Places: Banbury	Policy Banbury 2: Hardwick Farm, Southam Road (East and West)		Supports the proposed wording change however will need to add "Protection of Hardwick Hill skyline from built development is required, in order to preserve Banbury's rural setting and green edge".
215	Graham	Simpkin	Graham Simpkin Planning / the London Cremation Co Ltd.	284	C Policies for Cherwell's Places: Banbury	Policy Banbury 2: Hardwick Farm, Southam Road (East and West)		The Policy needs to safeguard the setting of the Crematorium which is a sub-regional facility. An additional bullet point is needed as follows "Banbury Crematorium and Garden of Remembrance is an important sub-regional facility and the new housing development comprising residential dwellings and their gardens should be set a minimum of 50m away from the boundary of the Garden of Remembrance and this area shall be planted as a buffer zone between the new development and this facility. If this area is to be made available for access by the public then a security fence shall be provided along the boundary of the Garden of Remembrance".
232	Sinéad	Morrissey	Rapleys LLP / Pandora Ltd	284	C Policies for Cherwell's Places: Banbury	Policy Banbury 2: Hardwick Farm, Southam Road (East and West)	The 600 dwellings should be recognised as a minimum. A recognition that the site is circa 43 hectares should be included. The number of homes should be confirmed as approximately 800. The opportunity for community self build affordable housing should be deleted. The reference to off-site contributions should be deleted from the policy. The opportunity to connect to the country park should be clarified. The Policy should revert back to its original wording from the Proposed Submission.	Supports the allocation of Banbury 2 for residential development and considers that it provides a sustainable solution to housing need in Banbury. The reduction in housing numbers from 800 to 600 dwellings is noted however it would be appropriate and acceptable to accommodate 800 dwellings on the site. Policy seeks on-site community facilities whilst also identifying a possible requirement for contributions to the community hall at Hanwell Fields. Such provision is excessive and unreasonable. The Policy should revert back to its original wording from the Proposed Submission.



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158	Jayne	Gordon	Hanwell Parish Council	285	C Policies for Cherwell's Places: Banbury	Policy Banbury 2: Hardwick Farm, Southam Road (East and West)	Banbury 2 should be removed as a strategic allocation.	Object to the principle of Banbury 2 East and West of Southam Road being allocated. There has been a significant change since the Draft Core Strategy 2010 which now contradicts the previous conclusions on sustainability. No evidence to demonstrate that Banbury 2 is more sustainable than other sites such as Drayton, Warwick Road site. The eastern part of the site offers a poor living environment due to the close proximity to the M40 and employment. The defensible urban boundary will be lost which was carefully set in the 1996 adopted Local Plan and the Hanwell Fields Brief 1997 based on topographic considerations. East of Southam Road is defined by physical boundaries such as topography and any development will have an impact on landscape. The sites are physically separated from Hanwell Fields and by providing a school on site will lead to safety issues. Farmland will be lost and the expected housing numbers may not be delivered.
183	Alan	Jones		285	C Policies for Cherwell's Places: Banbury	Policy Banbury 2: Hardwick Farm, Southam Road (East and West)	Banbury 2 should be removed as a strategic allocation.	Object to the principle of Banbury 2 East and West of Southam Road being allocated. There has been a significant change since the Draft Core Strategy 2010 which now contradicts the previous conclusions on sustainability. No evidence to demonstrate that Banbury 2 is more sustainable than other sites such as Drayton, Warwick Road site. The eastern part of the site offers a poor living environment due to the close proximity to the M40 and employment. The defensible urban boundary will be lost which was carefully set in the 1996 adopted Local Plan and the Hanwell Fields Brief 1997 based on topographic considerations. East of Southam Road is defined by physical boundaries such as topography and any development will have an impact on landscape. The sites are physically separated from Hanwell Fields and by providing a school on site will lead to safety issues. Farmland will be lost and the expected housing numbers may not be delivered.
184	Charen	Jones		285	C Policies for Cherwell's Places: Banbury		Banbury 2 should be removed as a strategic allocation.	Object to the principle of Banbury 2 East and West of Southam Road being allocated. There has been a significant change since the Draft Core Strategy 2010 which now contradicts the previous conclusions on sustainability. No evidence to demonstrate that Banbury 2 is more sustainable than other sites such as Drayton, Warwick Road site. The eastern part of the site offers a poor living environment due to the close proximity to the M40 and employment. The defensible urban boundary will be lost which was carefully set in the 1996 adopted Local Plan and the Hanwell Fields Brief 1997 based on topographic considerations. East of Southam Road is defined by physical boundaries such as topography and any development will have an impact on landscape. The sites are physically separated from Hanwell Fields and by providing a school on site will lead to safety issues. Farmland will be lost and the expected housing numbers may not be delivered.

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232	Sinéad	Morrisey	Rapleys LLP / Pandora Ltd	285	C Policies for Cherwell's Places: Banbury	Policy Banbury 2: Hardwick Farm, Southam Road (East and West)	The 600 dwellings should be recognised as a minimum. A recognition that the site is circa 43 hectares should be included. The number of homes should be confirmed as approximately 800. The opportunity for community self build affordable housing should be deleted. The reference to off-site contributions should be deleted from the policy. The opportunity to connect to the country park should be clarified. The Policy should revert back to its original wording from the Proposed Submission.	Supports the allocation of Banbury 2 for residential development and considers that it provides a sustainable solution to housing need in Banbury. The reduction in housing numbers from 800 to 600 dwellings is noted however it would be appropriate and acceptable to accommodate 800 dwellings on the site. Policy seeks on-site community facilities whilst also identifying a possible requirement for contributions to the community hall at Hanwell Fields. Such provision is excessive and unreasonable. The Policy should revert back to its original wording from the Proposed Submission.
158	Jayne	Gordon	Hanwell Parish Council	286	C Policies for Cherwell's Places: Banbury	Policy Banbury 2: Hardwick Farm, Southam Road (East and West)	Banbury 2 should be removed as a strategic allocation.	Object to the principle of Banbury 2 East and West of Southam Road being allocated. There has been a significant change since the Draft Core Strategy 2010 which now contradicts the previous conclusions on sustainability. No evidence to demonstrate that Banbury 2 is more sustainable than other sites such as Drayton, Warwick Road site. The eastern part of the site offers a poor living environment due to the close proximity to the M40 and employment. The defensible urban boundary will be lost which was carefully set in the 1996 adopted Local Plan and the Hanwell Fields Brief 1997 based on topographic considerations. East of Southam Road is defined by physical boundaries such as topography and any development will have an impact on landscape. The sites are physically separated from Hanwell Fields and by providing a school on site will lead to safety issues. Farmland will be lost and the expected housing numbers may not be delivered.
183	Alan	Jones		286	C Policies for Cherwell's Places: Banbury	Policy Banbury 2: Hardwick Farm, Southam Road (East and West)	Banbury 2 should be removed as a strategic allocation.	Object to the principle of Banbury 2 East and West of Southam Road being allocated. There has been a significant change since the Draft Core Strategy 2010 which now contradicts the previous conclusions on sustainability. No evidence to demonstrate that Banbury 2 is more sustainable than other sites such as Drayton, Warwick Road site. The eastern part of the site offers a poor living environment due to the close proximity to the M40 and employment. The defensible urban boundary will be lost which was carefully set in the 1996 adopted Local Plan and the Hanwell Fields Brief 1997 based on topographic considerations. East of Southam Road is defined by physical boundaries such as topography and any development will have an impact on landscape. The sites are physically separated from Hanwell Fields and by providing a school on site will lead to safety issues. Farmland will be lost and the expected housing numbers may not be delivered.

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184	Karen	Jones		286	C Policies for Cherwell's Places: Banbury		Banbury 2 should be removed as a strategic allocation.	Object to the principle of Banbury 2 East and West of Southam Road being allocated. There has been a significant change since the Draft Core Strategy 2010 which now contradicts the previous conclusions on sustainability. No evidence to demonstrate that Banbury 2 is more sustainable than other sites such as Drayton, Warwick Road site. The eastern part of the site offers a poor living environment due to the close proximity to the M40 and employment. The defensible urban boundary will be lost which was carefully set in the 1996 adopted Local Plan and the Hanwell Fields Brief 1997 based on topographic considerations. East of Southam Road is defined by physical boundaries such as topography and any development will have an impact on landscape. The sites are physically separated from Hanwell Fields and by providing a school on site will lead to safety issues. Farmland will be lost and the expected housing numbers may not be delivered.
232	Sinéad	Morrissey	Rapleys LLP / Pandora Ltd	286	C Policies for Cherwell's Places: Banbury	Policy Banbury 2: Hardwick Farm, Southam Road (East and West)	The 600 dwellings should be recognised as a minimum. A recognition that the site is circa 43 hectares should be included. The number of homes should be confirmed as approximately 800. The opportunity for community self build affordable housing should be deleted. The reference to off-site contributions should be deleted from the policy. The opportunity to connect to the country park should be clarified. The Policy should revert back to its original wording from the Proposed Submission.	Supports the allocation of Banbury 2 for residential development and considers that it provides a sustainable solution to housing need in Banbury. The reduction in housing numbers from 800 to 600 dwellings is noted however it would be appropriate and acceptable to accommodate 800 dwellings on the site. Policy seeks on-site community facilities whilst also identifying a possible requirement for contributions to the community hall at Hanwell Fields. Such provision is excessive and unreasonable. The Policy should revert back to its original wording from the Proposed Submission.
173	Owen	Jones	Boyer Planning / Bloor Homes (Western) Ltd	287	C Policies for Cherwell's Places: Banbury	Policy Banbury 3: West of Bretch Hill		Supports the proposed wording change
173	Owen	Jones	Boyer Planning / Bloor Homes (Western) Ltd	288	C Policies for Cherwell's Places: Banbury	Policy Banbury 3: West of Bretch Hill		Supports the deletion of the minimum density requirement and the reference made on Policy BSC 4. Reference on extra care housing could be removed as it is set out later in the policy. The proposed deletion of "Employment" is incorrect which will need reinstating.
173	Owen	Jones	Boyer Planning / Bloor Homes (Western) Ltd	289	C Policies for Cherwell's Places: Banbury	Policy Banbury 3: West of Bretch Hill		Improvement should be made to existing surgeries, where evidence of need is provided, rather than provide an on site facility. The inclusion of Thames Valley on site Police drop in facility is questioned. Could be provided as part of improvements to community facilities within Bretch Hill.
207	Rob	Kinchin-Smith	Banbury Civic Society	290	C Policies for Cherwell's Places: Banbury	Policy Banbury 3: West of Bretch Hill		The 3rd bullet point needs to be amended to "Development must respect the historic environment, including Listed buildings, Drayton Conservation Area and Wroxton Abbey parkland and their settings".
299	Peter	Brown	Drayton Parish Council	290	C Policies for Cherwell's Places: Banbury	Policy Banbury 3: West of Bretch Hill	Justification of the new housing site alongside other sites that are not included in Banbury.	There is no consideration of the additional traffic that will be generated by the new development West of Bretch Hill, both on Bretch Hill and the Warwick Road/Stratford Road Junction. No justification why this site was chosen over sites to the West of Easington.

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78	Alasdair	Jones	Marrons / Hallam Land Management	291	C Policies for Cherwell's Places: Banbury	Policy Banbury 4: Banskide Phase 2		Supports the removal of the amount of land that will be developed for employment purposes in Change no. 291 and proposed wording change in Change no. 292. However the number of homes should be in gross terms. The land that may be required for the relocation of the football club cannot be determined at this stage. Banbury 4 and 12 will need to be open to more detailed future considerations.
207	Rob	Kinchin-Smith	Banbury Civic Society	291	C Policies for Cherwell's Places: Banbury	Policy Banbury 4: Banskide Phase 2		Supports the proposed wording change
78	Alasdair	Jones	Marrons / Hallam Land Management	292	C Policies for Cherwell's Places: Banbury	Policy Banbury 4: Banskide Phase 2		Supports the removal of the amount of land that will be developed for employment purposes in Change no. 291 and proposed wording change in Change no. 292. However the number of homes should be in gross terms. The land that may be required for the relocation of the football club cannot be determined at this stage. Banbury 4 and 12 will need to be open to more detailed future considerations.
207	Rob	Kinchin-Smith	Banbury Civic Society	292	C Policies for Cherwell's Places: Banbury	Policy Banbury 4: Banskide Phase 2		Supports the proposed wording change
238	Simon	Gamage	RPS Planning and Development / Banner Homes and Mr R Bratt	292	C Policies for Cherwell's Places: Banbury	Policy Banbury 4: Banskide Phase 2		Land to the south of Bodicote is a suitable site for residential development which could accommodate up to 100 dwellings. The site should be recognised as being comparably sustainable with Banskide Phase 2.
48	Susan and Alan	Jelfs		293	C Policies for Cherwell's Places: Banbury	Policy Banbury 4: Banbury Phase 2		Concerned about Banskide Phase 2 due to its close proximity to Adderbury. This will need to be considered.
78	Alasdair	Jones	Marrons / Hallam Land Management	293	C Policies for Cherwell's Places: Banbury	Policy Banbury 4: Banskide Phase 2		Supports the removal of the amount of land that will be developed for employment purposes in Change no. 291 and proposed wording change in Change no. 292. However the number of homes should be in gross terms. The land that may be required for the relocation of the football club cannot be determined at this stage. Banbury 4 and 12 will need to be open to more detailed future considerations.
127	Valerie	Russell	Bodicote Parish Council	293	C Policies for Cherwell's Places: Banbury	Policy Banbury 4: Banskide Phase 2		Supports the proposed wording change
207	Rob	Kinchin-Smith	Banbury Civic Society	293	C Policies for Cherwell's Places: Banbury	Policy Banbury 4: Banskide Phase 2		Supports the proposed wording change
238	Simon	Gamage	RPS Planning and Development / Banner Homes and Mr R Bratt	293	C Policies for Cherwell's Places: Banbury	Policy Banbury 4: Banskide Phase 2		Land to the south of Bodicote is a suitable site for residential development which could accommodate up to 100 dwellings. The site should be recognised as being comparably sustainable with Banskide Phase 2.
263	Jacqui	Cox	Oxfordshire County Council	293	C Policies for Cherwell's Places: Banbury	Policy Banbury 4: Banskide Phase 2		"Provision of a bus service through the site" should be deleted as this has not yet been decided.
207	Rob	Kinchin-Smith	Banbury Civic Society	294	C Policies for Cherwell's Places: Banbury	C.143		Supports the proposed wording change

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238	Simon	Gamage	RPS Planning and Development / Banner Homes and Mr R Bratt	294	C Policies for Cherwell's Places: Banbury	C.143		Land to the south of Bodicote is a suitable site for residential development which could accommodate up to 100 dwellings. The site should be recognised as being comparably sustainable with Bankside Phase 2.
207	Rob	Kinchin-Smith	Banbury Civic Society	295	C Policies for Cherwell's Places: Banbury	C.144		Supports the proposed wording change
238	Simon	Gamage	RPS Planning and Development / Banner Homes and Mr R Bratt	295	C Policies for Cherwell's Places: Banbury	C.144		Land to the south of Bodicote is a suitable site for residential development which could accommodate up to 100 dwellings. The site should be recognised as being comparably sustainable with Bankside Phase 2.
158	Jayne	Gordon	Hanwell Parish Council	296	C Policies for Cherwell's Places: Banbury	Policy Banbury 5: North of Hanwell Fields	Banbury 5 should be removed as a strategic allocation.	Object to the principle of Banbury 5 North of Hanwell Fields being allocated. There has been a significant change since the Draft Core Strategy 2010 which now contradicts the previous conclusions on sustainability. No evidence to demonstrate that Banbury 5 is more sustainable than other sites such as Drayton, Warwick Road site. The eastern part of the site offers a poor living environment due to the close proximity to the M40 and employment. The defensible urban boundary will be lost which was carefully set in the 1996 adopted Local Plan and the Hanwell Fields Brief 1997 based on topographic considerations. Development will erode the strategic physical gap of open countryside between the urban area and Hanwell village. Impacts on the landscape and light pollution. The sites are physically separated from Hanwell Fields. Farmland will be lost. No explanation for the increased in housing numbers.
183	Alan	Jones		296	C Policies for Cherwell's Places: Banbury	Policy Banbury 5: North of Hanwell Fields	Banbury 5 should be removed as a strategic allocation.	Object to the principle of Banbury 5 North of Hanwell Fields being allocated. There has been a significant change since the Draft Core Strategy 2010 which now contradicts the previous conclusions on sustainability. No evidence to demonstrate that Banbury 5 is more sustainable than other sites such as Drayton, Warwick Road site. The eastern part of the site offers a poor living environment due to the close proximity to the M40 and employment. The defensible urban boundary will be lost which was carefully set in the 1996 adopted Local Plan and the Hanwell Fields Brief 1997 based on topographic considerations. Development will erode the strategic physical gap of open countryside between the urban area and Hanwell village. Impacts on the landscape and light pollution. The sites are physically separated from Hanwell Fields. Farmland will be lost. No explanation for the increased in housing numbers.

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184	Karen	Jones		296	C Policies for Cherwell's Places: Banbury	Policy Banbury 5: North of Hanwell Fields	Banbury 5 should be removed as a strategic allocation.	Object to the principle of Banbury 5 North of Hanwell Fields being allocated. There has been a significant change since the Draft Core Strategy 2010 which now contradicts the previous conclusions on sustainability. No evidence to demonstrate that Banbury 5 is more sustainable than other sites such as Drayton, Warwick Road site. The eastern part of the site offers a poor living environment due to the close proximity to the M40 and employment. The defensible urban boundary will be lost which was carefully set in the 1996 adopted Local Plan and the Hanwell Fields Brief 1997 based on topographic considerations. Development will erode the strategic physical gap of open countryside between the urban area and Hanwell village. Impacts on the landscape and light pollution. The sites are physically separated from Hanwell Fields. Farmland will be lost. No explanation for the increased in housing numbers.
185	Stephen	Bawtree	Pegasus Group / Persimmon Homes	296	C Policies for Cherwell's Places: Banbury	Policy Banbury 5: North of Hanwell Fields		Supports the proposed wording change. Banbury has the largest supply of employment land in the district and providing for economic growth and diversification is supported. The landscape assessment and conclusion are also supported.
207	Rob	Kinchin-Smith	Banbury Civic Society	296	C Policies for Cherwell's Places: Banbury	Policy Banbury 5: North of Hanwell Fields		Supports the proposed wording change
236		Brown	Woolf Bond Planning LLP / Miller Strategic Land	296	C Policies for Cherwell's Places: Banbury	Policy Banbury 5: North of Hanwell Fields		The reduction in the number of dwellings expected to be delivered at Canalside (1,050 to 950) will fail to deliver the requisite amount of completions during the plan period. Object to Banbury 2 as it contradicts the evidence base. Land at Warwick Road would be a more suitable site.
158	Jayne	Gordon	Hanwell Parish Council	297	C Policies for Cherwell's Places: Banbury	Policy Banbury 5: North of Hanwell Fields	Banbury 5 should be removed as a strategic allocation.	Object to the principle of Banbury 5 North of Hanwell Fields being allocated. There has been a significant change since the Draft Core Strategy 2010 which now contradicts the previous conclusions on sustainability. No evidence to demonstrate that Banbury 5 is more sustainable than other sites such as Drayton, Warwick Road site. The eastern part of the site offers a poor living environment due to the close proximity to the M40 and employment. The defensible urban boundary will be lost which was carefully set in the 1996 adopted Local Plan and the Hanwell Fields Brief 1997 based on topographic considerations. Development will erode the strategic physical gap of open countryside between the urban area and Hanwell village. Impacts on the landscape and light pollution. The sites are physically separated from Hanwell Fields. Farmland will be lost. No explanation for the increased in housing numbers.

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183	Alan	Jones		297	C Policies for Cherwell's Places: Banbury	Policy Banbury 5: North of Hanwell Fields	Banbury 5 should be removed as a strategic allocation.	Object to the principle of Banbury 5 North of Hanwell Fields being allocated. There has been a significant change since the Draft Core Strategy 2010 which now contradicts the previous conclusions on sustainability. No evidence to demonstrate that Banbury 5 is more sustainable than other sites such as Drayton, Warwick Road site. The eastern part of the site offers a poor living environment due to the close proximity to the M40 and employment. The defensible urban boundary will be lost which was carefully set in the 1996 adopted Local Plan and the Hanwell Fields Brief 1997 based on topographic considerations. Development will erode the strategic physical gap of open countryside between the urban area and Hanwell village. Impacts on the landscape and light pollution. The sites are physically separated from Hanwell Fields. Farmland will be lost. No explanation for the increased in housing numbers.
184	Karen	Jones		297	C Policies for Cherwell's Places: Banbury	Policy Banbury 5: North of Hanwell Fields	Banbury 5 should be removed as a strategic allocation.	Object to the principle of Banbury 5 North of Hanwell Fields being allocated. There has been a significant change since the Draft Core Strategy 2010 which now contradicts the previous conclusions on sustainability. No evidence to demonstrate that Banbury 5 is more sustainable than other sites such as Drayton, Warwick Road site. The eastern part of the site offers a poor living environment due to the close proximity to the M40 and employment. The defensible urban boundary will be lost which was carefully set in the 1996 adopted Local Plan and the Hanwell Fields Brief 1997 based on topographic considerations. Development will erode the strategic physical gap of open countryside between the urban area and Hanwell village. Impacts on the landscape and light pollution. The sites are physically separated from Hanwell Fields. Farmland will be lost. No explanation for the increased in housing numbers.
185	Stephen	Bawtree	Pegasus Group / Persimmon Homes	297	C Policies for Cherwell's Places: Banbury	Policy Banbury 5: North of Hanwell Fields		Policy BSC 4 is too prescriptive. The evidence base to support the housing mix (SHMA 2012) has not been subject to detailed consultation. Greater flexibility needs to be incorporated into housing mix requirements with a particular emphasis on viability and the specific locational and demand requirements.
207	Rob	Kinchin-Smith	Banbury Civic Society	297	C Policies for Cherwell's Places: Banbury	Policy Banbury 5: North of Hanwell Fields		Supports the proposed wording change
233	Peter	Frampton	Framptons Planning / Amber Developments	297	C Policies for Cherwell's Places: Banbury	Policy Banbury 5: North of Hanwell Fields		Do not object to the principle of making provision of extra care housing or community self-build however the suitability of the site and mechanisms for delivery of these uses is questioned. No evidence provided to examine the delivery mechanisms for the requirement of community self-build. The policy needs greater flexibility.

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183	Alan	Jones		298	C Policies for Cherwell's Places: Banbury	Policy Banbury 5: North of Hanwell Fields	Banbury 5 should be removed as a strategic allocation.	Object to the principle of Banbury 5 North of Hanwell Fields being allocated. There has been a significant change since the Draft Core Strategy 2010 which now contradicts the previous conclusions on sustainability. No evidence to demonstrate that Banbury 5 is more sustainable than other sites such as Drayton, Warwick Road site. The eastern part of the site offers a poor living environment due to the close proximity to the M40 and employment. The defensible urban boundary will be lost which was carefully set in the 1996 adopted Local Plan and the Hanwell Fields Brief 1997 based on topographic considerations. Development will erode the strategic physical gap of open countryside between the urban area and Hanwell village. Impacts on the landscape and light pollution. The sites are physically separated from Hanwell Fields. Farmland will be lost. No explanation for the increased in housing numbers.
184	Karen	Jones		298	C Policies for Cherwell's Places: Banbury	Policy Banbury 5: North of Hanwell Fields	Banbury 5 should be removed as a strategic allocation.	Object to the principle of Banbury 5 North of Hanwell Fields being allocated. There has been a significant change since the Draft Core Strategy 2010 which now contradicts the previous conclusions on sustainability. No evidence to demonstrate that Banbury 5 is more sustainable than other sites such as Drayton, Warwick Road site. The eastern part of the site offers a poor living environment due to the close proximity to the M40 and employment. The defensible urban boundary will be lost which was carefully set in the 1996 adopted Local Plan and the Hanwell Fields Brief 1997 based on topographic considerations. Development will erode the strategic physical gap of open countryside between the urban area and Hanwell village. Impacts on the landscape and light pollution. The sites are physically separated from Hanwell Fields. Farmland will be lost. No explanation for the increased in housing numbers.
185	Stephen	Bawtree	Pegasus Group / Persimmon Homes	298	C Policies for Cherwell's Places: Banbury	Policy Banbury 5: North of Hanwell Fields		Supports the proposed wording change
207	Rob	Kinchin-Smith	Banbury Civic Society	298	C Policies for Cherwell's Places: Banbury	Policy Banbury 5: North of Hanwell Fields		Supports the proposed wording change
233	Peter	Frampton	Framptons Planning / Amber Developments	298	C Policies for Cherwell's Places: Banbury	Policy Banbury 5: North of Hanwell Fields		Supports the removal of reference to employment land.



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158	Jayne	Gordon	Hanwell Parish Council	299	C Policies for Cherwell's Places: Banbury	Policy Banbury 5: North of Hanwell Fields	Banbury 5 should be removed as a strategic allocation.	Object to the principle of Banbury 5 North of Hanwell Fields being allocated. There has been a significant change since the Draft Core Strategy 2010 which now contradicts the previous conclusions on sustainability. No evidence to demonstrate that Banbury 5 is more sustainable than other sites such as Drayton, Warwick Road site. The eastern part of the site offers a poor living environment due to the close proximity to the M40 and employment. The defensible urban boundary will be lost which was carefully set in the 1996 adopted Local Plan and the Hanwell Fields Brief 1997 based on topographic considerations. Development will erode the strategic physical gap of open countryside between the urban area and Hanwell village. Impacts on the landscape and light pollution. The sites are physically separated from Hanwell Fields. Farmland will be lost. No explanation for the increased in housing numbers.
183	Alan	Jones		299	C Policies for Cherwell's Places: Banbury	Policy Banbury 5: North of Hanwell Fields	Banbury 5 should be removed as a strategic allocation.	Object to the principle of Banbury 5 North of Hanwell Fields being allocated. There has been a significant change since the Draft Core Strategy 2010 which now contradicts the previous conclusions on sustainability. No evidence to demonstrate that Banbury 5 is more sustainable than other sites such as Drayton, Warwick Road site. The eastern part of the site offers a poor living environment due to the close proximity to the M40 and employment. The defensible urban boundary will be lost which was carefully set in the 1996 adopted Local Plan and the Hanwell Fields Brief 1997 based on topographic considerations. Development will erode the strategic physical gap of open countryside between the urban area and Hanwell village. Impacts on the landscape and light pollution. The sites are physically separated from Hanwell Fields. Farmland will be lost. No explanation for the increased in housing numbers.
184	Patren	Jones		299	C Policies for Cherwell's Places: Banbury	Policy Banbury 5: North of Hanwell Fields	Banbury 5 should be removed as a strategic allocation.	Object to the principle of Banbury 5 North of Hanwell Fields being allocated. There has been a significant change since the Draft Core Strategy 2010 which now contradicts the previous conclusions on sustainability. No evidence to demonstrate that Banbury 5 is more sustainable than other sites such as Drayton, Warwick Road site. The eastern part of the site offers a poor living environment due to the close proximity to the M40 and employment. The defensible urban boundary will be lost which was carefully set in the 1996 adopted Local Plan and the Hanwell Fields Brief 1997 based on topographic considerations. Development will erode the strategic physical gap of open countryside between the urban area and Hanwell village. Impacts on the landscape and light pollution. The sites are physically separated from Hanwell Fields. Farmland will be lost. No explanation for the increased in housing numbers.
185	Stephen	Bawtree	Pegasus Group / Persimmon Homes	299	C Policies for Cherwell's Places: Banbury	Policy Banbury 5: North of Hanwell Fields		Supports the proposed wording change
207	Rob	Kinchin-Smith	Banbury Civic Society	299	C Policies for Cherwell's Places: Banbury	Policy Banbury 5: North of Hanwell Fields		Supports the proposed wording change

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233	Peter	Frampton	Framptons Planning / Amber Developments	299	C Policies for Cherwell's Places: Banbury	Policy Banbury 5: North of Hanwell Fields		A strategic education solution is needed to help prospective developers understand the locations of the schools as well as financial contributions required. Welcomes the removal of the Local Centre requirement. There is a significant existing district centre to the north east of Hanwell Fields which the site would be well connected to and it is within easy walking and cycling distance.
158	Jayne	Gordon	Hanwell Parish Council	300	C Policies for Cherwell's Places: Banbury	Policy Banbury 5: North of Hanwell Fields	Banbury 5 should be removed as a strategic allocation.	Object to the principle of Banbury 5 North of Hanwell Fields being allocated. There has been a significant change since the Draft Core Strategy 2010 which now contradicts the previous conclusions on sustainability. No evidence to demonstrate that Banbury 5 is more sustainable than other sites such as Drayton, Warwick Road site. The eastern part of the site offers a poor living environment due to the close proximity to the M40 and employment. The defensible urban boundary will be lost which was carefully set in the 1996 adopted Local Plan and the Hanwell Fields Brief 1997 based on topographic considerations. Development will erode the strategic physical gap of open countryside between the urban area and Hanwell village. Impacts on the landscape and light pollution. The sites are physically separated from Hanwell Fields. Farmland will be lost. No explanation for the increased in housing numbers.
183	Karen	Jones		300	C Policies for Cherwell's Places: Banbury	Policy Banbury 5: North of Hanwell Fields	Banbury 5 should be removed as a strategic allocation.	Object to the principle of Banbury 5 North of Hanwell Fields being allocated. There has been a significant change since the Draft Core Strategy 2010 which now contradicts the previous conclusions on sustainability. No evidence to demonstrate that Banbury 5 is more sustainable than other sites such as Drayton, Warwick Road site. The eastern part of the site offers a poor living environment due to the close proximity to the M40 and employment. The defensible urban boundary will be lost which was carefully set in the 1996 adopted Local Plan and the Hanwell Fields Brief 1997 based on topographic considerations. Development will erode the strategic physical gap of open countryside between the urban area and Hanwell village. Impacts on the landscape and light pollution. The sites are physically separated from Hanwell Fields. Farmland will be lost. No explanation for the increased in housing numbers.
184	Karen	Jones		300	C Policies for Cherwell's Places: Banbury	Policy Banbury 5: North of Hanwell Fields	Banbury 5 should be removed as a strategic allocation.	Object to the principle of Banbury 5 North of Hanwell Fields being allocated. There has been a significant change since the Draft Core Strategy 2010 which now contradicts the previous conclusions on sustainability. No evidence to demonstrate that Banbury 5 is more sustainable than other sites such as Drayton, Warwick Road site. The eastern part of the site offers a poor living environment due to the close proximity to the M40 and employment. The defensible urban boundary will be lost which was carefully set in the 1996 adopted Local Plan and the Hanwell Fields Brief 1997 based on topographic considerations. Development will erode the strategic physical gap of open countryside between the urban area and Hanwell village. Impacts on the landscape and light pollution. The sites are physically separated from Hanwell Fields. Farmland will be lost. No explanation for the increased in housing numbers.
185	Stephen	Bawtree	Pegasus Group / Persimmon Homes	300	C Policies for Cherwell's Places: Banbury	Policy Banbury 5: North of Hanwell Fields		Supports the proposed wording change

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207	Rob	Kinchin-Smith	Banbury Civic Society	300	C Policies for Cherwell's Places: Banbury	Policy Banbury 5: North of Hanwell Fields		Supports the proposed wording change
233	Peter	Frampton	Framptons Planning / Amber Developments	300	C Policies for Cherwell's Places: Banbury	Policy Banbury 5: North of Hanwell Fields	Green Buffer policy should recognise the differences between the two parts of the site. The existing strategic landscaping is more important at the top of the sloop and it softens the visual impact between the allocation and Hanwell Village. Lower down the slope the need for such an extent of landscaping is less necessary due to the topography and could be reduced in scale. Support deletion of reference to Policy ESD 17: The Oxford Canal. Reference should be made to the topography as at the higher parts of the allocations the impact on Hanwell will be more significant than at the lower sections. The policy could provide further detail in relation to any specific heritage assets the scheme should be assessed against and their known significance. The provision of lighting and minimisation of light pollution appears to be somewhat onerous for an outline application and could easily be dealt with via a suitably worded condition. Wording on public art remains vague. A strategic flood risk assessment is not an appropriate type of assessment to inform the location of SuDs within an allocation. The location of SuDs should be left to the more detailed site specific assessment. If agricultural land classifications are already in existence the formulation of a detailed management plan appears unnecessary until such a time as the detailed design is being included. Could be covered under conditions.	Green Buffer policy should recognise the differences between the two parts of the site. The existing strategic landscaping is more important at the top of the sloop and it softens the visual impact between the allocation and Hanwell Village. Lower down the slope the need for such an extent of landscaping is less necessary due to the topography and could be reduced in scale. Support deletion of reference to Policy ESD 17: The Oxford Canal. Reference should be made to the topography as at the higher parts of the allocations the impact on Hanwell will be more significant than at the lower sections. The policy could provide further detail in relation to any specific heritage assets the scheme should be assessed against and their known significance. The provision of lighting and minimisation of light pollution appears to be somewhat onerous for an outline application and could easily be dealt with via a suitably worded condition. Wording on public art remains vague. A strategic flood risk assessment is not an appropriate type of assessment to inform the location of SuDs within an allocation. The location of SuDs should be left to the more detailed site specific assessment. If agricultural land classifications are already in existence the formulation of a detailed management plan appears unnecessary until such a time as the detailed design is being included. Could be covered under conditions.
207	Rob	Kinchin-Smith	Banbury Civic Society	301	C Policies for Cherwell's Places: Banbury	C.147		Supports the proposed wording change
261	David	Sullivan		302	C Policies for Cherwell's Places: Banbury	C.148		The Plan should clearly identify transport and infrastructure development required to be in place before housing and industry development are built.
225	Alex	Arrol	Savills / Kennet Properties Ltd/Thames Water Group	303	C Policies for Cherwell's Places: Banbury	Strategic Development Banbury 6 - Employment Land West of M40		Supports this proposed allocation.
47	Martin	Small	English Heritage	304	C Policies for Cherwell's Places: Banbury	Strategic Development Banbury 6 - Employment Land West of M40		Policy Banbury 6 should include an additional key site-specific design and place shaping principle in respect of the Banbury 9 Filling Factory Scheduled Monument on the east side of the M40 and the associated archaeological remains of the filling factory on the west side of the motorway. New bullet to be included "Development should not adversely affect the significance of the former Banbury 9 Filling Factory Scheduled Monument on the east side of the M40 or the associated archaeological remains of the filling factory on the west side of the motorway, which although not scheduled, are regarded by English Heritage as also being of national importance and contribute to the national significance of the Filling Factory complex. If hard to this significance is unavoidable, then a demonstration that the harm can be successfully mitigated by comprehensive recording and enhancements to the complex as a whole will be required".

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207	Rob	Kinchin-Smith	Banbury Civic Society	304	C Policies for Cherwell's Places: Banbury	Strategic Development Banbury 6 - Employment Land West of M40		A new bullet point should be added as "Development must not adversely affect the setting of the Banbury No 9 Filling Factory Scheduled Monument on the E. side of the M40. Archaeological remains of the non-Scheduled filling factory on the W. side of the motorway are regarded by English Heritage as being of national importance and will need to be protected or recorded". Supports the proposed wording change
207	Rob	Kinchin-Smith	Banbury Civic Society	306	C Policies for Cherwell's Places: Banbury	C.151		
254	Greg	Mitchell	Framptons Planning / Barwood Developments Ltd	307	C Policies for Cherwell's Places: Banbury	C.154		A confusing picture for proposals at Bolton Road is presented however supports that no reference has been made on an anchor foodstore at Bolton Road. Land at Bolton Road is not suitable to accommodate a supermarket. Such a use could be accommodated on the Kraft Employment Opportunity site.
257	David	Smith	Turley Associates / Scottish Widows Investment Partnership	307	C Policies for Cherwell's Places: Banbury	C.154	The paragraph needs redrafting to confirm the expansion of the town centre boundary as a commitment and not merely a proposal to 'explore' potential changes in associated DPDs.	The last paragraph is at odds with the accompanying Banbury Key Proposals Map. Clarification needed for the policy wording. The paragraph needs redrafting to confirm the expansion of the town centre boundary as a commitment and not merely a proposal to 'explore' potential changes in associated DPDs.
207	Rob	Kinchin-Smith	Banbury Civic Society	308	C Policies for Cherwell's Places: Banbury	C.155		Supports the proposed wording change
207	Rob	Kinchin-Smith	Banbury Civic Society	309	C Policies for Cherwell's Places: Banbury	Policy 7: Strengthening Banbury Town Centre		Supports the proposed wording change
207	Rob	Kinchin-Smith	Banbury Civic Society	310	C Policies for Cherwell's Places: Banbury	C.156		Supports the proposed wording change
254	Greg	Mitchell	Framptons Planning / Barwood Developments Ltd	310	C Policies for Cherwell's Places: Banbury	C.156		A confusing picture for proposals at Bolton Road is presented however supports that no reference has been made on an anchor foodstore at Bolton Road. Land at Bolton Road is not suitable to accommodate a supermarket. Such a use could be accommodated on the Kraft Employment Opportunity site.
207	Rob	Kinchin-Smith	Banbury Civic Society	311	C Policies for Cherwell's Places: Banbury	C.158		Supports the proposed wording change
254	Greg	Mitchell	Framptons Planning / Barwood Developments Ltd	311	C Policies for Cherwell's Places: Banbury	C.158	Delete reference to "which could include a supermarket". Such a use could be accommodated on the Kraft Employment Opportunity site.	A confusing picture for proposals at Bolton Road is presented however supports that no reference has been made on an anchor foodstore at Bolton Road. Land at Bolton Road is not suitable to accommodate a supermarket. Such a use could be accommodated on the Kraft Employment Opportunity site. The paragraph introduces a significant degree of uncertainty which stated "which could include a supermarket".
207	Rob	Kinchin-Smith	Banbury Civic Society	312	C Policies for Cherwell's Places: Banbury	Policy Banbury 8: Land at Bolton Road		Supports the proposed wording change

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254	Greg	Mitchell	Framptons Planning / Banwood Developments Ltd	312	C Policies for Cherwell's Places: Banbury	Policy Banbury 8: Land at Bolton Road		A confusing picture for proposals at Bolton Road is presented however supports that no reference has been made on an anchor foodstore at Bolton Road. Land at Bolton Road is not suitable to accommodate a supermarket. Such a use could be accommodated on the Kraft Employment Opportunity site.
167	Matthew	Williams	Deloitte Real Estate / Aberdeen Property Investors	313	C Policies for Cherwell's Places: Banbury	Policy Banbury 8: Land at Bolton Road		The changes to the current policy makes the objectives inconsistent. Clarification needed on small scale A1. Object to the removal of the emphasis of the scheme being a retail led mixed use proposal with emphasis on anchor food store. Bolton Road does and should continue to be the primary focus for accommodating additional convenience floorspace in Banbury. There are no other suitable sites for a foodstore. Wording on Policy Banbury 8 to be reconsidered to include the foodstore reference.
214	Tim	Rainbird	Quod / Gala Bingo Ltd	315	C Policies for Cherwell's Places: Banbury	Policy Banbury 8: Land at Bolton Road		Welcome the reference of the bingo hall however do not support the loss of Gala's existing unit on Bolton Road. Gala Leisure currently has a leasehold interest in the Bingo hall that does not expire until 2023. No discussions held between the Council and Gala Leisure therefore there has been no indication that the bingo hall will be relocated. No alternative site has been identified for the relocation of the bingo hall.
207	Rob	Kinchin-Smith	Banbury Civic Society	316	C Policies for Cherwell's Places: Banbury	Policy Banbury 8: Land at Bolton Road		The 12th bullet point is inappropriate and simultaneously too vague and too prescriptive. Amend the bullet point to read "Larger units may be located on the Castle Street frontage, but they should present a welcoming and attractive streetscape and an active frontage".
217	Mark	Recchia	Banbury Town Council	316	C Policies for Cherwell's Places: Banbury	Policy Banbury 8: Land at Bolton Road		The possible larger units on the Castle Street frontage is accepted however they should present a welcoming and attractive streetscape and an active frontage.
185	Stephen	Bawtree	Pegasus Group / Persimmon Homes	317	C Policies for Cherwell's Places: Banbury			The NPPF discourages the production of SPDs where these add to the policy and they should not be used where they add additional costs to development.
204	James	Stevens	Home Builders Federation	317	C Policies for Cherwell's Places: Banbury	Policy Banbury 8: Land at Bolton Road	The Local Plan should set the development policy requirements and not rely on a SPD.	
207	Rob	Kinchin-Smith	Banbury Civic Society	317	C Policies for Cherwell's Places: Banbury	Policy Banbury 8: Land at Bolton Road		A new requirement to be added as "Given much of the site's location within the medieval town, appropriate archaeological surveys and mitigation will be required".
207	Rob	Kinchin-Smith	Banbury Civic Society	318	C Policies for Cherwell's Places: Banbury	Policy Banbury 9: Spiceball Development Area		Supports the proposed wording change
257	David	Smith	Turley Associates / Scottish Widows Investment Partnership	318	C Policies for Cherwell's Places: Banbury	Policy Banbury 9: Spiceball Development Area		Supports the proposed wording change how the policy should include explicit reference to the potential foodstore provision on the Spiceball Development Area. Reference should also be made to residential uses where these can be satisfactory accommodated on site.
207	Rob	Kinchin-Smith	Banbury Civic Society	319	C Policies for Cherwell's Places: Banbury	Policy Banbury 9: Spiceball Development Area		Supports the proposed wording change
75	Jack	Moeran	Environment Agency	320	C Policies for Cherwell's Places: Banbury	Policy Banbury 9: Spiceball Development Area		Supports the proposed wording change

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207	Rob	Kinchin-Smith	Banbury Civic Society	320	C Policies for Cherwell's Places: Banbury	Policy Banbury 9: Spiceball Development Area		Supports the proposed wording change
263	Jacqui	Cox	Oxfordshire County Council	320	C Policies for Cherwell's Places: Banbury	Policy Banbury 9: Spiceball Development Area		Amend the sentence to read "Public transport should be provided for, including the provision of new bus stops".
185	Stephen	Bawtree	Pegasus Group / Persimmon Homes	321	C Policies for Cherwell's Places: Banbury	Policy Banbury 9: Spiceball Development Area		The NPPF discourages the production of SPDs where these add to the policy and they should not be used where they add additional costs to development.
204	James	Stevens	Home Builders Federation	321	C Policies for Cherwell's Places: Banbury	Policy Banbury 9: Spiceball Development Area	The Local Plan should set the development policy requirements and not rely on a SPD.	The Local Plan should set the development policy requirements and not rely on a SPD.
207	Rob	Kinchin-Smith	Banbury Civic Society	321	C Policies for Cherwell's Places: Banbury	Policy Banbury 9: Spiceball Development Area		A new requirement to be added as "Development should enhance the setting of the Listed medieval bridge and should make it more visible and accessible" and "Given the site's existing and former industrial heritage, localised archaeological surveys and mitigation will be required".
195	Andrew	Docherty	Hives Planning / Oxford Diocesan Board of Finance (ODBF) and the trustees of the Adderbury and Milton	325	C Policies for Cherwell's Places: Banbury	C.172		Pitch allocations required to be made through the Local Plan process which they are not.
245	Heather	Johnston		328	C Policies for Cherwell's Places: Banbury	Policy Banbury 12: Land for the Relocation of Banbury United FC		Proposed site for the relocation of Banbury United FC - Sport England will need to be involved in discussions relating to the relocation of the football club. Alternative sites were proposed however there was no argument presented as to why these sites are not suitable. e.g. environmental issues such as traffic and pollution.
127	Valerie	Russell	Bodicote Parish Council	328	C Policies for Cherwell's Places: Banbury	Policy Banbury 12: Land for the Relocation of Banbury United FC		The policy should clearly state "proposed Banbury United FC relocation" as the relocation has not been debated. The location does not conform to the intention of sustainability in the area. Alternative sites needs to be considered. The transport assessment must be undertaken at peak traffic times and especially at weekends, when people are visiting the nearby facilities.
207	Rob	Kinchin-Smith	Banbury Civic Society	328	C Policies for Cherwell's Places: Banbury	Policy Banbury 12: Land for the Relocation of Banbury United FC		Supports the proposed wording change
36	Nik	Lyzba	JPPC / Oxford University Press	330	C Policies for Cherwell's Places: Kidlington	C.188		The Plan should be amended to positively plan to meet the strategic employment needs identified in the Employment Land Review. This requirement should be reflected in the Policy Kidlington 1: Langford Lane Technology Park
36	Nik	Lyzba	JPPC / Oxford University Press	331	C Policies for Cherwell's Places: Kidlington	C.189		The Plan should be amended to positively plan to meet the strategic employment needs identified in the Employment Land Review. This requirement should be reflected in the Policy Kidlington 1: Langford Lane Technology Park
36	Nik	Lyzba	JPPC / Oxford University Press	332	C Policies for Cherwell's Places: Kidlington	C.190		The Plan should be amended to positively plan to meet the strategic employment needs identified in the Employment Land Review. This requirement should be reflected in the Policy Kidlington 1: Langford Lane Technology Park

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209	Angus	Bates	Bloombridge Hill Street Holdings Limited	332	C Policies for Cherwell's Places: Kidlington	C.190		Supports the proposed wording change
220	Andrew	Hornsby-Smith		332	C Policies for Cherwell's Places: Kidlington	C.190	Reference should be made on Kidlington Masterplan. Clarification needed on the term "Framework" in terms of adding statutory weight to planning applications and policy.	The term "Framework" needs clarification in terms of adding statutory weight to planning applications and policy.
308	Richard	Cutler	Bloombridge Hill Street Holdings Limited	332	C Policies for Cherwell's Places: Kidlington	C.190		Supports the proposed wording change
36	Nik	Lyzba	JPPC / Oxford University Press	333	C Policies for Cherwell's Places: Kidlington	C.192		The Plan should be amended to positively plan to meet the strategic employment needs identified in the Employment Land Review. This requirement should be reflected in the Policy Kidlington 1: Langford Lane Technology Park
84	Ian	Scargill	Oxford Green Belt Network	333	C Policies for Cherwell's Places: Kidlington	C.192		Objecting to the identified small scale local review of the Green Belt boundary in the Kidlington and Begbroke area. Expansion of the Science Park will further diminish this space which is locally valued as a recreational and visual amenity as well as for traditional uses. The paragraph is unclear - Would the airport be part of the proposed Green Belt review at Langford Lane, or would there be further loss of Green Belt in connection with airport expansion, or if there will be another review at the airport in addition to those to the Plan.
108	Ian	Lodwick		333	C Policies for Cherwell's Places: Kidlington	C.192	Additional wording could include "Assessment would be undertaken to ensure that any new employment to be accommodated would not result in pressure for housing which would require further Green Belt reviews and would not have unacceptable implications for transport infrastructure". Consider looking at alternative sites available in Central Oxfordshire.	The proposed local Green Belt review will have implications for travel to work patterns and transport infrastructure and increase pressure for housing development elsewhere in the Green Belt in Kidlington. This needs to be adequately addressed. The demand is from Central Oxfordshire therefore does not meet the needs of Kidlington or even the District. Alternative sites could be made elsewhere.
132	Jacqueline	Mulliner	Terrence O'Rourke / Blenheim Palace Estate	333	C Policies for Cherwell's Places: Kidlington	C.192		Supports the small scale local review of the Green Belt at Kidlington and Begbroke Science Park however it is still insufficient. Employment growth potential offered by the airport, technology and science park should be maximised. The land owned by Blenheim Palace Estate which is located between Langford Lane and Begbroke Science Park should be included as part of the small scale local review of the Green Belt. The land should also be considered for some small scale housing.
148	Tom	Ashley	Turnberry Planning / Oxford University	333	C Policies for Cherwell's Places: Kidlington	C.192		Supports the proposed changes. The exact boundary of the review is needed. Confirmation needed that the Kidlington plan is indicative of the general extent of the local review, and that the eventual location of the amended Green Belt boundary could potentially be drawn outside of the area indicated on the plan if the relevant evidence demonstrated that this was appropriate.
209	Angus	Bates	Bloombridge Hill Street Holdings Limited	333	C Policies for Cherwell's Places: Kidlington	C.192		The following wording to be included within the 1st paragraph. "Langford Lane has in recent years become a location for a wide range of commercial uses. The proposals in this Local Plan now aim to improve the quality of the employment offer and, in doing so, establish a new gateway at this northern entrance to Kidlington" "special circumstances" in the 3rd paragraph should

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220	Andrew	Hornsby-Smith		333	C Policies for Cherwell's Places: Kidlington	C.192	Reword as "The review will need to consider exactly how and where the Green Belt boundary will be changed to accommodate employment and unmet local housing needs associated with the new employment, and identified in the Local Neighbourhoods DPD".	It is unreasonable and unsustainable to exclude housing need whilst supporting significant employment growth within the Langford Lane Green Belt review.
230	Patricia	Redpath	Kidlington Parish Council	333	C Policies for Cherwell's Places: Kidlington	C.192	Amend sentence to read "Therefore to meet this need, and the accompanying housing need it would generate".	The exclusion of housing needs from the Langford Lane review will make it difficult if not impossible to meet such needs.
251	Nick	Alston	GVA / Oxford Aviation Services Ltd	333	C Policies for Cherwell's Places: Kidlington	C.192		Amend the 2nd paragraph to read "Progressive improvements to the Langford Lane employment area and Oxford Airport will be encouraged to accommodate higher value employment uses....."
263	Jacqui	Cox	Oxfordshire County Council	333	C Policies for Cherwell's Places: Kidlington	C.192		Amend the name of the airport to London Oxford Airport.
308	Richard	Cutler	Bloombridge Hill Street Holdings Limited	333	C Policies for Cherwell's Places: Kidlington	C.192		The following wording to be included within the 1st paragraph. "Langford Lane has in recent years become a location for a wide range of commercial uses. The proposals in this Local Plan now aim to improve the quality of the employment offer and, in doing so, establish a new gateway at this northern entrance to Kidlington". "special circumstances" in the 3rd paragraph should be replaced with "exceptional circumstances". Object to the 4th paragraph and would like to reinstate the wording from the Proposed Submission.
36	Nik	Lyzba	JPPC / Oxford University Press	334	C Policies for Cherwell's Places: Kidlington	Section Heading		The Plan should be amended to positively plan to meet the strategic employment needs identified in the Employment Land Review. This requirement should be reflected in the Policy Kidlington 1: Langford Lane Technology Park
148	Tom	Ashley	Turnberry Planning / Oxford University	334	C Policies for Cherwell's Places: Kidlington	Section Heading		Supports the proposed changes. The exact boundary of the review is needed. Confirmation needed that the Kidlington plan is indicative of the general extent of the local review, and that the eventual location of the amended Green Belt boundary could potentially be drawn outside of the area
209	Angus	Bates	Bloombridge Hill Street Holdings Limited	334	C Policies for Cherwell's Places: Kidlington	Section Heading		Objects to the deletion of "Langford Lane Technology Park". The reference should be changed to Oxford Technology Park
308	Richard	Cutler	Bloombridge Hill Street Holdings Limited	334	C Policies for Cherwell's Places: Kidlington	Section Heading		Objects to the deletion of "Langford Lane Technology Park". The reference should be changed to Oxford Technology Park
36	Nik	Lyzba	JPPC / Oxford University Press	335	C Policies for Cherwell's Places: Kidlington	C.193		The Plan should be amended to positively plan to meet the strategic employment needs identified in the Employment Land Review. This requirement should be reflected in the Policy Kidlington 1: Langford Lane Technology Park



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148	Tom	Ashley	Turnberry Planning / Oxford University	335	C Policies for Cherwell's Places: Kidlington	C.193		Supports the proposed changes. The exact boundary of the review is needed. Confirmation needed that the Kidlington plan is indicative of the general extent of the local review, and that the eventual location of the amended Green Belt boundary could potentially be drawn outside of the area indicated on the plan if the relevant evidence demonstrated that this was appropriate.
36	Nik	Lyzba	JPPC / Oxford University Press	336	C Policies for Cherwell's Places: Kidlington	C.194		The Plan should be amended to positively plan to meet the strategic employment needs identified in the Employment Land Review. This requirement should be reflected in the Policy Kidlington 1: Langford Lane Technology Park
148	Tom	Ashley	Turnberry Planning / Oxford University	336	C Policies for Cherwell's Places: Kidlington	C.194		Supports the proposed changes. The exact boundary of the review is needed. Confirmation needed that the Kidlington plan is indicative of the general extent of the local review, and that the eventual location of the amended Green Belt boundary could potentially be drawn outside of the area indicated on the plan if the relevant evidence demonstrated that this was appropriate.
36	Nik	Lyzba	JPPC / Oxford University Press	337	C Policies for Cherwell's Places: Kidlington	C.195		The Plan should be amended to positively plan to meet the strategic employment needs identified in the Employment Land Review. This requirement should be reflected in the Policy Kidlington 1: Langford Lane Technology Park
148	Tom	Ashley	Turnberry Planning / Oxford University	337	C Policies for Cherwell's Places: Kidlington	C.195		Supports the proposed changes. The exact boundary of the review is needed. Confirmation needed that the Kidlington plan is indicative of the general extent of the local review, and that the eventual location of the amended Green Belt boundary could potentially be drawn outside of the area indicated on the plan if the relevant evidence demonstrated that this was appropriate.
36	Nik	Lyzba	JPPC / Oxford University Press	338	C Policies for Cherwell's Places: Kidlington	Strategic Development Kidlington 1 - Heading		The Plan should be amended to positively plan to meet the strategic employment needs identified in the Employment Land Review. This requirement should be reflected in the Policy Kidlington 1: Langford Lane Technology Park
148	Tom	Ashley	Turnberry Planning / Oxford University	338	C Policies for Cherwell's Places: Kidlington	Strategic Development Kidlington 1 - Heading		Supports the proposed changes. The exact boundary of the review is needed. Confirmation needed that the Kidlington plan is indicative of the general extent of the local review, and that the eventual location of the amended Green Belt boundary could potentially be drawn outside of the area indicated on the plan if the relevant evidence demonstrated that this was appropriate.
220	Andrew	Hornsby-Smith		338	C Policies for Cherwell's Places: Kidlington	Strategic Development Kidlington 1 Heading	Add "and associated housing requirements" to heading. Add "and meet local housing need" after the proposed wording.	This should reflect the reality that major employment development in Kidlington is likely to require nearby housing land.
230	Patricia	Redpath	Kidlington Parish Council	338	C Policies for Cherwell's Places: Kidlington	Strategic Development Kidlington 1 - Heading	Amend sentence to read "to accommodate identified employment needs at Kidlington and the accompanying housing need".	The exclusion of housing needs from the Langford Lane review will make it difficult if not impossible to meet such needs.
36	Nik	Lyzba	JPPC / Oxford University Press	339	C Policies for Cherwell's Places: Kidlington	Strategic Development Kidlington 1		The Plan should be amended to positively plan to meet the strategic employment needs identified in the Employment Land Review. This requirement should be reflected in the Policy Kidlington 1: Langford Lane Technology Park

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132	Jacqueline	Mulliner	Terrence O'Rourke / Blenheim Palace Estate	339	C Policies for Cherwell's Places: Kidlington	Strategic Development Kidlington 1		Supports the small scale local review of the Green Belt at Kidlington and Begbroke Science Park however it is still insufficient. Employment growth potential offered by the airport, technology and science park should be maximised. The land owned by Blenheim Palace Estate which is located between Langford Lane and Begbroke Science Park should be included as part of the small scale local review of the Green Belt. The land should also be considered for some small scale housing.
148	Tom	Ashley	Turnberry Planning / Oxford University	339	C Policies for Cherwell's Places: Kidlington	Strategic Development Kidlington 1		Supports the proposed changes. The exact boundary of the review is needed. Confirmation needed that the Kidlington plan is indicative of the general extent of the local review, and that the eventual location of the amended Green Belt boundary could potentially be drawn outside of the area indicated on the plan if the relevant evidence demonstrated that this was appropriate.
209	Angus	Bates	Bloombridge Hill Street Holdings Limited	339	C Policies for Cherwell's Places: Kidlington	Strategic Development Kidlington 1		Reference to Begbroke Science Park should be deleted. The site is not within Kidlington and the Green Belt circumstances are different.
251	Nick	Alston	GVA / Oxford Aviation Services Ltd	339	C Policies for Cherwell's Places: Kidlington	Strategic Development Kidlington 1		Amend the 1st paragraph to read "We will undertake a small scale review of the Green Belt to accommodate identified high value needs at Oxford: London Airport/Langford Lane Technology Park and Begbroke Science Park".
308	Richard	Cutler	Bloombridge Hill Street Holdings Limited	339	C Policies for Cherwell's Places: Kidlington	Strategic Development Kidlington 1		Reference to Begbroke Science Park should be deleted. The site is not within Kidlington and the Green Belt circumstances are different.
209	Angus	Bates	Bloombridge Hill Street Holdings Limited	340	C Policies for Cherwell's Places: Kidlington	C.197		Supports the proposed wording change
308	Richard	Cutler	Bloombridge Hill Street Holdings Limited	340	C Policies for Cherwell's Places: Kidlington	C.197		Supports the proposed wording change
220	Andrew	Hornsby-Smith		341	C Policies for Cherwell's Places: Kidlington	C.199	The text implies that local business is unwelcome or will not be supported in Kidlington Village Centre should be removed.	This paragraph gives a negative picture of Kidlington Village Centre.
220	Andrew	Hornsby-Smith		344	C Policies for Cherwell's Places: Kidlington	C.201	A clause to be added for restricting the growth of Oxford Airport such that it is in keeping with the current curtilage and neighbourhood context.	The paragraph should set the context and scope for airport expansion such that it is not unlimited. Uncontrolled expansion of the airport is undesirable.
174	Theresa	Goss	Adderbury Parish Council	345	C Policies for Cherwell's Places: Kidlington	C.202		A large majority of rural villages do not have a significant proportion of their population who derive employment from farming or tourism. Employment is generally provided in local towns and distant cities.
186	Sarah	Turner		345	C Policies for Cherwell's Places: Kidlington	C.202		Support the proposed wording change
197	Dominic	Lawson	Dominic Lawson Bespoke Planning Ltd / Gracewell Healthcare	345	C Policies for Cherwell's Places: Kidlington	C.202		Supports the proposed wording change
174	Theresa	Goss	Adderbury Parish Council	346	C Policies for Cherwell's Places: Kidlington	C.205		The need should be to enhance and not just protect services and facilities.

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186	Sarah	Turner		346	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.205		The addition of the new last sentence is a significant improvement: protecting services and facilities in villages and rural areas is very important.
192	Theresa	Goss	Bloxham Parish Council	346	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.205		Supports the proposed wording change. The threat of increasing number of speculative developments are undermining existing services to the extent that the service ceases to provide facilities for the village and neighbouring cluster of villages.
197	Dominic	Lawson	Dominic Lawson Bespoke Planning Ltd / Gracewell Healthcare	346	C Policies for Cherwell's Places: Kidlington	C.205		Supports the proposed wording change. The Plan should recognise that protecting services and facilities in rural areas "wherever possible" often requires the support of development.
263	Jacqui	Cox	Oxfordshire County Council	346	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.205		The number of schools in Cherwell is not declining.
192	Theresa	Goss	Bloxham Parish Council	347	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.207		Supports the proposed wording change
192	Theresa	Goss	Bloxham Parish Council	349	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.209		Supports the proposed wording change
197	Dominic	Lawson	Dominic Lawson Bespoke Planning Ltd / Gracewell Healthcare	349	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.209		Supports the proposed wording change
192	Theresa	Goss	Bloxham Parish Council	350	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.210		Supports the proposed wording change
19	Suzanne	Bangert	Terence O'Rourke / The Ashworth Family	351	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.215		Villages in Category 'C' will be left to stagnate or decline as Village Policy 1 only provides for conversions. Greater flexibility is needed for Policy Villages 1.
188	Steve	Waterman		351	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.215		The categorisation of villages does not take into account thresholds and capacity constraints to services such that new housing will mean additional costs have to be met in order to build or develop new services. There may be opportunities for smaller villages to be sustainable if they became larger. The Plan allocates growth to the larger villages however there is a risk that these villages will lead to small towns by default. It is unlikely that the housing growth will be accompanied by increased local employment therefore there will be a dormitory village/town effect. The Plan needs to clearly set out a criteria for villages in terms of size, shape, facilities and character.
192	Theresa	Goss	Bloxham Parish Council	351	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.215		Clarification is needed on the criteria informing the judgement on sustainability. A robust study is required to assess the sustainability of villages in the current climate. The infilling or minor development should be in line with the Neighbourhood Development Plan of a village. The housing density for each development could be agreed through the NDP and DPD.

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197	Dominic	Lawson	Dominic Lawson Bespoke Planning Ltd / Gracewell Healthcare	351	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.215		Supports the proposed wording change
222	James	Sharp	Ian Jewson Planning Ltd / Banner Homes	351	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.215	A clear focus on development in the villages in terms and allocation and through explanation of what this means in terms of a priority for development. A greater distinction between the purpose of allocations and that of windfall in meeting housing needs in the villages. An expression of how the provision of housing in the villages and rural areas is intended to achieve the housing objectives of the Plan.	The categorisation of villages based on sustainability considerations indicates that the development provided in these settlements will in turn support their service function.
238	Simon	Gamage	RPS Planning and Development / Banner Homes and Mr R Bratt	351	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.215	No further change is sought to this paragraph at this time.	Supports the proposed wording change however concerned that too much development is focused at Banbury and Bicester and not carefully considering the rural areas.
192	Theresa	Goss	Bloxham Parish Council	352	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.216		Supports the removal of text
194	Theresa	Goss	Bloxham Parish Council	353	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.217		Supports the proposed wording change
196	Russell	Spencer	Gladman Developments Ltd	353	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.217		The Council should consider introducing a new criteria based policy relating to the sustainability of villages. The suitability of individual sites to be assessed through the Local Neighbourhoods DPD would create a delay that conflicts with the NPPF.
207	Rob	Kinchin-Smith	Banbury Civic Society	353	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.217		Neighbourhood Plans are still only addressed in the Our Villages and Rural Areas section. The Localism Act applied equally to both urban and rural communities. The Plan should acknowledge the rights of all communities to develop and adopt their own policy, subject to it being 'in general conformity with the Development Plan', whether in urban or rural neighbourhoods.
222	James	Sharp	Ian Jewson Planning Ltd / Banner Homes	353	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.217	A clear rationale needs to be set out for housing distribution to the villages. Consider reinstating paragraphs C.236 and C.237.	There is reference only to assessing the "suitability" of individual sites however there is no indication as to how the sites will be identified through a rationale for distribution.
192	Theresa	Goss	Bloxham Parish Council	354	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.219		Supports the proposed wording change
196	Russell	Spencer	Gladman Developments Ltd	354	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.219		Need to outline clearly how the neighbourhood plans will fit in with the Local Plan. The current reference to neighbourhood planning lacks clarity and is potentially misleading.

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207	Rob	Kinchin-Smith	Banbury Civic Society	354	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.219		Neighbourhood Plans are still only addressed in the Our Villages and Rural Areas section. The Localism Act applied equally to both urban and rural communities. The Plan should acknowledge the rights of all communities to develop and adopt their own policy, subject to it being 'in general conformity with the Development Plan', whether in urban or rural neighbourhoods.
174	Theresa	Goss	Adderbury Parish Council	355	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.221		CRAIPLUS does not provide a logical methodology of how the various factors determine the appropriate categorisation of villages.
222	James	Sharp	Ian Jewson Planning Ltd / Banner Homes	355	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.221	Reinstate the references to the SHLAA and the method of distribution set out at paragraphs C.236 and C.237.	The methodology behind Policy Villages 2 is unclear. The function of the SHLAA in the plan process has been deleted which should be reinstated.
192	Theresa	Goss	Bloxham Parish Council	356	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.226		Supports the proposed wording change
95	Bruce	Tremayne	CPRE Oxfordshire	357	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.227		Concerned that Yamton and Begbroke appear to be unconstrained in their potential to impinge upon the Green Belt. Suggest including Yamton and Begbroke in the wording of C.227.
250	Peter	Frampton	Framptons Planning / Mr Markham	358	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.232		Charlton-on-Otmoor is identified as a Category C Village which limits the type of developments to only conversions. Charlton-on-Otmoor should be classified on its merits and not be restricted to a universal type of development permitted. Each site that comes forward should be regarded on their individual merits. The village does not provide significant support in preventing neighbouring towns merging into one another due to the distance from the towns, in particular Oxford. The village does not contribute significantly to the historic importance of local historic towns.
192	Theresa	Goss	Bloxham Parish Council	359	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.233		Supports the proposed wording change. A robust sustainability and appropriateness analysis should be undertaken to support and provide evidence to this policy.
222	James	Sharp	Ian Jewson Planning Ltd / Banner Homes	359	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.233	Clarity needed as to how the housing allocations are expected to achieve the well intentioned housing objectives for the villages. A reduced reliance on windfall development in the rural areas with greater emphasis on the positive allocations. More certainty over the policy intention with allocations to the villages and their purpose.	There is no reference to specific needs in specific locations or any indication as to how the identified sustainable villages will achieve any particular level of improvement. Housing allocations reduced to the significant reliance on windfalls.
252	Oliver	Taylor	Framptons Planning / Mintondale Developments Ltd	359	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.233		Supports the proposed wording change. Bloxham is one of the most sustainable rural settlements which is capable of delivering further growth.
92	Rosie	Burland		360	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.234		There is no reference on ensuring that housing is allocated to what the villages actually need. An up to date local housing needs assessments required.

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97	D J	French	Deddington Development Watch	360	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.234		There is no provision for the objective assessment of 'local' housing need in the rural areas (on sites of 10 or more dwellings) over the remainder of the Plan period up to 2031. 'Local' housing need is not defined nor are any criteria specified. It is not demonstrated, by reference to a robust evidence base that the revised allocation is responsive to aggregate anticipated actual year on year local housing need in the 23 rural villages. CRAITLUS states that workers from Group 1 and 2 villages travel 14 miles to work whilst residents in Deddington travel 37.5 miles to work (2001 Census). An up to date housing needs assessment needed.
105	Janice	Parkes	Cerda Planning / CALA Homes (Midlands) Ltd	360	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.234		The policy appears to utilise sustainable villages as a "sweeper" once all other opportunities for housing growth are explored. This is fundamentally flawed as sustainable villages should be provided with a degree of new housing in their own right in order to achieve mixed and balanced communities and promote sustainable rural communities. Reference made to The Taylor Review which provides important background in relation to the distribution of housing and, in particular, the need for housing to be located within and on the edge of sustainable villages.
122	John & Susie	Minshaw		360	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.234		The revised housing allocations does not ensure that developments are in response to identified local housing needs. The Housing Trajectory shows the allocation for rural housing of 10 or more dwellings only up to 2018 with no developments between 2018 to 2031. The housing allocations should be distributed evenly throughout the Plan period.
150	Raul	Teasdale		360	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.234		Windfall sites of 10 or more houses is too broad so a maximum figure should be set. The allocations set is intended to be in line with local housing needs therefore future planning applications should include current housing needs assessments to demonstrate their relevance. The Housing Trajectory covers the period up to 2018 with no other developments in rural areas between 2018 and 2031. Allocations should be distributed evenly across the Plan period. Sites for ten or more houses will be expected to be identified in advance which makes no allowance for the changing opportunities.
174	Theresa	Goss	Adderbury Parish Council	360	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.234		Adderbury should not be in the group identified as there is a lack of services provided in the village. Infilling and conversions in Adderbury will be more suitable.
188	Steve	Waterman		360	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.234		The Plan is not clear how housing need for a particular village is to be assessed. The Plan should include a requirement for any planning proposal to be accompanied by a current housing needs assessment for the relevant village. It will be useful for the Plan to include guidance and criteria for how such housing needs assessments should be made.
192	Theresa	Goss	Bloxham Parish Council	360	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.234		Supports the proposed changes

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202	Rob	Hindle	Rural Solutions / Mr Clive Treadwell	360	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.234	The proposed rural allocations policy should be revised to take account of the proposed Rural Categorisation policy and its associated evidence base to ensure development is guided to the most sustainable villages. Where necessary a review of available sites adjacent to sustainable villages should be carried out to proactively identify sites for allocation in these villages to ensure that the Plan is not disproportionately reliant on windfall sites.	Object to the reduction in the housing provision for the rural areas and the windfall allowance in these areas. The Council does not have an up to date assessment of all potential sites. The distribution of housing is not guided by the Villages Categorisation but instead the CRATLUS report is used. A call for sites should have been carried out. The reliance on windfall sites in the rural areas could potentially fail to deliver the necessary levels of housing to meet the local needs. No provision has been made for releasing further allocations during the Plan period.
220	Andrew	Hornsby-Smith		360	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.234	Reward as "A further 50 dwellings will be made at Kidlington as a minimum figure, which will be updated after Kidlington's housing need has been reassessed through the Local Neighbourhoods DPD findings and the Green Belt review at Langford Lane".	The housing allocation for Kidlington should be flexible following the Local Neighbourhoods DPD and the Kidlington Masterplan.
222	James	Sharp	Ian Jewson Planning Ltd / Banner Homes	360	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.234	Clarity needed as to how the housing allocations are expected to achieve the well intentioned housing objectives for the villages. A reduced reliance on windfall development in the rural areas with greater emphasis on the positive allocations. More certainty over the policy intention with allocations to the villages and their purpose.	The housing need of individual villages is unknown therefore there is no certainty over the groupings of villages and the distribution of growth.
224	David	French		360	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.234	Paragraph C.236 should be reinstated as "Applications for planning permission (on sites of 10 or more dwellings) should be supported by an up to date local housing needs assessment in respect of the current identified housing need of people who live and (if in employment) work in the village where the application site is located, or work relatively close by, and for the following 4 years".	There is no provision for the objective assessment of 'local' housing need in the rural areas (on sites of 10 or more dwellings) over the remainder of the Plan period up to 2031. It is unclear whether the allocation relates to the anticipated requirements of people who live and, if in employment, work in the locality, or whether it also includes workers who choose to sleep in a particular village but who commute to a place of work some distance away. Paragraph C.236 should be reinstated with new wording.
226	Yngve	Granne		360	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.234		There is nothing to ensure that developments are responsive to identified local housing need rather than the dormitory needs of car dependent commuters. The paragraph should be amended to require planning applications to be accompanied by an up to date local housing needs assessment for the relevant village.

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227	Grahame	Handley		360	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.234	Paragraph C.236 should be reinstated as "Applications for planning permission (on sites of 10 or more dwellings) should be supported by an up to date local housing needs assessment in respect of the current identified housing need of people who live and (if in employment) work in the village where the application site is located, or work relatively close by, and for the following 4 years".	There is no provision for the objective assessment of 'local' housing need in the rural areas (on sites of 10 or more dwellings) over the remainder of the Plan period up to 2031. It is unclear whether the allocation relates to the anticipated requirements of people who live and, if in employment, work in the locality, or whether it also includes workers who choose to sleep in a particular village but who commute to a place of work some distance away. Paragraph C.236 should be reinstated with new wording.
235	Serena	Page	WYG Planning	360	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.234	New policy suggested.	The Plan needs to go further to assist in the delivery of housing in rural areas, and in meeting the overall targets for growth in the local authority area. The Plan lacks creativity encouraged by the NPPF. The Development Strategy should include an additional policy that provides an alternative way to bring forward new housing development as an exception to the countryside and settlement boundary policies and to encourage residential development to come forward through neighbourhood plans as well.
236	S	Brown	Woolf Bond Planning LLP / Miller Strategic Land	360	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.234		Object to the windfall allowance in rural areas as there is no compelling evidence for the figure of 980 dwellings. This is significantly different to what was included in the 2013 SHLAA which has identified a potential for only 143 dwellings from within the rural settlements. The strategy fails to provide for sufficient dwellings at the larger and most sustainable rural villages, including at Bloxham.
19	Elizabethanne	Bangert	Terence O'Rourke / The Ashworth Family	361	C Policies for Cherwell's Places: Our Villages and Rural Areas	Policy Villages 2: Distributing Growth Across the Rural Areas		The proposed policy continues to set out the anticipated number of houses that will be built in the three groups of villages over the plan period.
27	David	Sullivan		361	C Policies for Cherwell's Places: Our Villages and Rural Areas	Policy Villages 2: Distributing Growth Across the Rural Areas		Removing the "target" figures for development would allow CDC to properly assess proposals against their criteria rather than allow development just to make up the numbers.
48	Susan and Ian	Jelfs		361	C Policies for Cherwell's Places: Our Villages and Rural Areas	Policy Villages 2: Distributing Growth Across the Rural Areas		Supports the reduced housing allocations in villages however disagree with the grouping of villages. Adderbury cannot be compared with the other 5 villages in terms of sustainability therefore Adderbury should be placed in the 2nd group of villages. Reason behind the grouping of villages is unclear. Housing allocation should be distributed equally across the villages within the group.
52	Iain	Rae		361	C Policies for Cherwell's Places: Our Villages and Rural Areas	Policy Villages 2: Distributing Growth Across the Rural Areas	Remove Hook Norton from the first group as planning permission has already been given for 40 dwellings therefore meeting the village's requirement. Re-insert the requirement for the developments to be roughly equally distributed within the various village groupings.	Disagree with the grouping of villages. Some villages in the second group could accommodate a higher number of dwellings than those in the first group. An application for 40 dwellings has recently been approved in Hook Norton which has already met Hook Norton's requirement.



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92	Rosie	Burland		361	C Policies for Cherwell's Places: Our Villages and Rural Areas	Policy Villages 2: Distributing Growth Across the Rural Areas		There is no limit on the size of the developments that can be built in the villages. It was previously identified that infill, conversion and minor development will be appropriate. Suggest that there is a limit per village. The revised Housing Trajectory shows that rural completions of 10 or more dwellings are all due to be completed by 2018 however houses will continue to be built after 2018 and any developments of 10 or more dwellings should be spread evenly throughout the life of the Local Plan.
97	D J	French	Deddington Development Watch	361	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.235		There is no provision for the objective assessment of 'local' housing need in the rural areas (on sites of 10 or more dwellings) over the remainder of the Plan period up to 2031. 'Local' housing need is not defined nor are any criteria specified. It is not demonstrated, by reference to a robust evidence base that the revised allocation is responsive to aggregate anticipated actual year on year local housing need in the 23 rural villages. CRAITLUS states that workers from Group 1 and 2 villages travel 14 miles to work whilst residents in Deddington travel 37.5 miles to work (2001 Census). An up to date housing needs assessment needed.
97	D J	French	Deddington Development Watch	361	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.235	Suggest including the proposed wording "and should generally not exceed 20 dwellings" at the end of the third sentence. The third sentence should read "Sites should generally not exceed 20 dwellings. Allocations of sites and/or criteria for the identification of sites will be set out in either the Local Neighbourhoods DPD or in Neighbourhood Plans".	Suggest including the proposed wording "and should generally not exceed 20 dwellings" at the end of the third sentence. The third sentence should read "Sites should generally not exceed 20 dwellings. Allocations of sites and/or criteria for the identification of sites will be set out in either the Local Neighbourhoods DPD or in Neighbourhood Plans".
105	Johnice	Parke	Cerda Planning / CALA Homes (Midlands) Ltd	361	C Policies for Cherwell's Places: Our Villages and Rural Areas	Policy Villages 2: Distributing Growth Across the Rural Areas		Do not agree with the number of new homes allocated in the villages as they appear to be too low. The policy is overly restrictive and seeks to limit development to sustainable villages to be small scale only. Reference made to The Taylor Review which provides important background in relation to the distribution of housing and, in particular, the need for housing to be located within and on the edge of sustainable villages.
120	Terri	Teasdale		361	C Policies for Cherwell's Places: Our Villages and Rural Areas	Policy Villages 2: Distributing Growth Across the Rural Areas		There is no limit on the size of developments for the allocations in rural villages. Suggest including a maximum of 20 dwellings for sites in villages. The revised housing allocations does not ensure that developments are in response to identified local housing needs. The Housing Trajectory shows the allocation for rural housing only up to 2018 with no developments between 2018 to 2031. The housing allocations should be distributed evenly throughout the Plan period.
122	John & Susie	Minshaw		361	C Policies for Cherwell's Places: Our Villages and Rural Areas	Policy Villages 2: Distributing Growth Across the Rural Areas		There is no limit on the size of developments for the allocations in rural villages. This leaves rural villages exposed to disproportionately large developments and would encourage 'dormitory' housing primarily for the benefit of car dependent commuters. Suggest including a maximum of 20 dwellings for sites in villages.
132	Jacqueline	Mulliner	Terrence O'Rourke / Blenheim Palace Estate	361	C Policies for Cherwell's Places: Our Villages and Rural Areas	Policy Villages 2: Distributing Growth Across the Rural Areas		The local housing need is unknown therefore limiting development at Kidlington to 50 dwellings is premature. There is likely to be a need for more housing and the policies for the villages and rural areas should be more flexible in this respect.

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147	Frank	Davies		361	C Policies for Cherwell's Places: Our Villages and Rural Areas	Policy Villages 2: Distributing Growth Across the Rural Areas		There is no limit on the size of developments for the allocations in rural villages. This leaves rural villages exposed to disproportionately large developments and would encourage 'dormitory' housing primarily for the benefit of car dependent commuters. Suggest including a maximum of 20 dwellings for sites in villages.
162	Colin	Lambert		361	C Policies for Cherwell's Places: Our Villages and Rural Areas	Policy Villages 2: Distributing Growth Across the Rural Areas		Deddington has absorbed many new houses in the past and suggest that allocations should be distributed evenly across the Plan period.
168	Tom	Smailes	Kemp & Kemp / Berkeley Homes (Oxford and Chiltern) Ltd	361	C Policies for Cherwell's Places: Our Villages and Rural Areas	Policy Villages 2: Distributing Growth Across the Rural Areas		No justification or evidence as to why some villages have been reallocated to different groups.
187	Jan	Molyneux	Molyneux Planning	361	C Policies for Cherwell's Places: Our Villages and Rural Areas	Policy Villages 2: Distributing Growth Across the Rural Areas	Increase the housing provision to the larger group of villages.	The proposed number and distribution of housing within the identified smaller rural settlements (96) will not allow for sufficient development within those settlements to support existing and new service provision. A higher level of housing provision should be proposed as this will help settlements to remain viable and benefit from the provision of services.
188	Deve	Waterman		361	C Policies for Cherwell's Places: Our Villages and Rural Areas	Policy Villages 2: Distributing Growth Across the Rural Areas		The policy does not set a maxima for individual developments and as a result there is a risk of inappropriate and out of scale developments in villages.
198	Missell	Spencer	Gladman Developments Ltd	361	C Policies for Cherwell's Places: Our Villages and Rural Areas	Policy Villages 2: Distributing Growth Across the Rural Areas		The categories in Policy Villages 1 and the groups in Policy Villages 2 do not translate which is confusing and also misleading. Categorisation of villages and distribution of allocations remains unclear. Additional housing should be allocated in villages which allows flexibility if Banbury and Bicester fail to deliver as quickly or as many units as hoped. Policy Villages 2 is too prescriptive and the rationale for the distribution of housing is unclear. Explanation is required.
199	Peter	Atkin	Pegasus Group / Prudential Pensions Ltd	361	C Policies for Cherwell's Places: Our Villages and Rural Areas	Policy Villages 2: Distributing Growth Across the Rural Areas	The number of dwellings for the 'Rural Areas' needs to be increased. The proportion and number allocated to the most sustainable 'Group 1 Villages' should be increased.	The identification of Deddington as a Category A village is supported. Deddington is one of the largest settlements in the District and has a good range of services and facilities. Additional development could be accommodated in Deddington. There is no justification for the significant reduction in the housing provision for the rural areas. There is a lack of affordable homes of all types in rural areas therefore more housing should be allocated to these areas and not increasing the housing provision at Bicester.
202	Rob	Hindle	Rural Solutions / Mr Clive Treadwell	361	C Policies for Cherwell's Places: Our Villages and Rural Areas	Policy Villages 2: Distributing Growth Across the Rural Areas	The proposed rural allocations policy should be revised to take account of the proposed Rural Categorisation policy and its associated evidence base to ensure development is guided to the most sustainable villages. Where necessary a review of available sites adjacent to sustainable villages should be carried out to proactively identify sites for allocation in these villages to ensure that the Plan is not disproportionately reliant on windfall sites.	Object to the reduction in the housing provision for the rural areas and in particular Weston on the Green. The proposed housing allocations are not justified by the evidence base particularly the CRAINTLUS report. The proposed allocations is not guided by the categorisation of villages. A call for sites is needed as the Council does not have an up to date assessment of all potential sites.

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203	Sheila	Davies		361	C Policies for Cherwell's Places: Our Villages and Rural Areas	Policy Villages 2: Distributing Growth Across the Rural Areas		A maxima for Policy Villages 2 is needed to prevent large and inappropriate scale developments in villages. Sites of less than 10 dwellings should not be ignored.
208	Jonathan	Porter	Barton Willmore / Archstone Land Ltd	361	C Policies for Cherwell's Places: Our Villages and Rural Areas	Policy Villages 2: Distributing Growth Across the Rural Areas		The Plan places too much emphasis and reliance on the large strategic housing sites associated with the Major Towns. Housing allocations in the rural areas are too low. This is contrary to the Vision of the Local Plan. The 2011/12 completions and permissions has influenced the changes to the housing provisions however clarification is needed on this. The changes to the village groupings and distribution needs an explanation.
213	Laura	Wilkinson	D2 Planning Ltd / Blue Cedar Homes	361	C Policies for Cherwell's Places: Our Villages and Rural Areas	Policy Villages 2: Distributing Growth Across the Rural Areas		There is no reference to specific issues and challenges faced in respect of the housing requirements of an ageing population within the villages. The provision of specialist accommodation for the elderly should be specified by a quantum or target to meet the growing needs of the elderly. The policy should be redrafted to encourage the provision of specific housing requirements to be provided where a local need exists and not primarily focussed within those villages identified as the main focus for housing development.
219	Matthew	Taylor	Brian Barber Associates / Mr Clive Tredwell	361	C Policies for Cherwell's Places: Our Villages and Rural Areas	Policy Villages 2: Distributing Growth Across the Rural Areas	A fair assessment and split of villages is needed. It should see Bloxham separated from the smaller, but still sustainable settlements. Housing allocations in the rural areas should be increased.	The Council has continued to use the housing requirements set in the South East Plan. There is no evidence to demonstrate that this would be sufficient to meet the future requirements for the District based on demographic change and migration. All villages should have the potential to expand and not to become stagnant. Each village should be looked upon based on its size and an appropriate scale of housing proposed. The Plan does not break down the allocations for each village. The Plan relies heavily on urban extensions to provide the housing need for the District. However, there will be issues of deliverability. Smaller sites should be released to ensure progressive housing growth. Housing allocations in the rural areas should be increased.
222	James	Sharp	Ian Jewson Planning Ltd / Banner Homes	361	C Policies for Cherwell's Places: Our Villages and Rural Areas	Policy Villages 2: Distributing Growth Across the Rural Areas	Reinstate the references to the SHLAA and the method of distribution set out at paragraphs C.236 and C.237. Clarity needed as to how the housing allocations are expected to achieve the well intentioned housing objectives for the villages. A reduced reliance on windfall development in the rural areas with greater emphasis on the positive allocations. More certainty over the	Insufficient explanation and justification for the changes proposed. The housing distribution should reflect a specific assessment of those villages.
224	David	French		361	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.235	Paragraph C.236 should be reinstated as "Applications for planning permission (on sites of 10 or more dwellings) should be supported by an up to date local housing needs assessment in respect of the current identified housing need of people who live and (if in employment) work in the village where the application site is located, or work relatively close by, and for the following 4 years".	There is no provision for the objective assessment of local housing need in the rural areas (on sites of 10 or more dwellings) over the remainder of the Plan period up to 2031. It is unclear whether the allocation relates to the anticipated requirements of people who live and, if in employment, work in the locality, or whether it also includes workers who choose to sleep in a particular village but who commute to a place of work some distance away. Paragraph C.236 should be reinstated with new wording.

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224	David	French		361	C Policies for Cherwell's Places: Our Villages and Rural Areas	Policy Villages 2: Distributing Growth Across the Rural Areas	Paragraph C.235 should be amended as follows: insert "and should generally not exceed 20 dwellings" at the end of the 3rd sentence.	A maximum size for rural developments has not been set. A maximum of 20 dwellings per site would be more appropriate with a view to ensuring a proportionate distribution of housing growth amongst the rural villages. Paragraph C.235 to be amended.
226	Yngve	Granne		361	C Policies for Cherwell's Places: Our Villages and Rural Areas	Policy Villages 2: Distributing Growth Across the Rural Areas		There is no limit on the size of developments in rural villages. This leaves rural villages exposed to disproportionately large developments and would encourage dormitory housing primarily for the benefit of car dependent commuters. A maximum of 20 dwellings per site should be set.
227	Grahame	Handley		361	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.235	"Applications for planning permission (on sites of 10 or more dwellings) should be supported by an up to date local housing needs assessment in respect of the current identified housing need of people who live and (if in employment) work in the village where the application work is located, or work relatively close by, and for the following 4 years".	There is no provision for the objective assessment of 'local' housing need in the rural areas (on sites of 10 or more dwellings) over the remainder of the Plan period up to 2031. It is unclear whether the allocation relates to the anticipated requirements of people who live and, if in employment, work in the locality, or whether it also includes workers who choose to sleep in a particular village but who commute to a place of work some distance away. Paragraph C.236 should be reinstated with new wording.
235	Sarena	Page	WYG Planning	361	C Policies for Cherwell's Places: Our Villages and Rural Areas	Policy Villages 2: Distributing Growth Across the Rural Areas	New policy suggested.	The Plan needs to go further to assist in the delivery of housing in rural areas, and in meeting the overall targets for growth in the local authority area. The Plan lacks creativity encouraged by the NPPF. The Development Strategy should include an additional policy that provides an alternative way to bring forward new housing development as an exception to the countryside and settlement boundary policies and to encourage residential development to come forward through neighbourhood plans as well.
236	S	Brown	Woolf Bond Planning LLP / Miller Strategic Land	361	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.235		Object to the windfall allowance in rural areas as there is no compelling evidence for the figure of 980 dwellings. This is significantly different to what was included in the 2013 SHLAA which has identified a potential for only 143 dwellings from within the rural settlements. The strategy fails to provide for sufficient dwellings at the larger and most sustainable rural villages, including at Bloxham.
238	Simon	Gamage	RPS Planning and Development / Banner Homes and Mr R Bratt	361	C Policies for Cherwell's Places: Our Villages and Rural Areas	Policy Villages 2: Distributing Growth Across the Rural Areas	No further change is sought to this paragraph at this time.	The Plan fails to provide a clear justified and effective way to meet the District's housing needs across the plan period, and fails to provide an effective strategy for resolving the District's on-going housing land supply problems. The majority of development will be directed to the urban areas which is not justified by the NPPF. Revise the housing strategy to allow for a combination of strategic housing sites alongside a number of rural housing allocations for the larger villages, to encourage developments between 10 and up to 100 dwellings to come forward in those more sustainable locations. Rural allocations should be increased to the levels set in the Proposed Submission. As a result housing allocated to strategic sites around Banbury and Bicester and windfall allowance should be reduced. The proposed housing distribution strategy should be reviewed in light of recent and relevant market and economic signals.

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241	Kathryn	Ventham	Barton Wilmore / Taylor Wimpey South West	361	C Policies for Cherwell's Places: Our Villages and Rural Areas	Policy Villages 2: Distributing Growth Across the Rural Areas	Allocations in the rural areas should be increased. Hook Norton, Bloxham and Chesterton should accommodate a high proportion of the rural allocations.	Allocations in the rural areas should be increased so that villages could grow and maintain their level of sustainability. Minimum dwelling delivery targets on a settlement by settlement basis is unknown. Individual targets needed. A high proportion of growth should be allocated in Hook Norton, Bloxham and Chesterton in order to take account of the sustainability of the settlements and the development opportunities at Bourne Lane, north of Milton Road and land to the north of Green Lane.
252	Oliver	Taylor	Framptons Planning / Mintondale Developments Ltd	361	C Policies for Cherwell's Places: Our Villages and Rural Areas	Policy Villages 2: Distributing Growth Across the Rural Areas	Explanation needed for the changes made to Policy. The Plan places reliant upon strategic allocations but also restricting developments in the rural areas. This is not demonstrating the need to boost significantly housing land supply. Greater flexibility is needed for rural areas.	Object to Bloxham being moved into the next group of villages where the settlements are less sustainable. Explanation needed for the change. The Plan places reliant upon strategic allocations but also restricting developments in the rural areas. This is not demonstrating the need to boost significantly housing land supply. Greater flexibility is needed for rural areas.
253	Kathryn	Ventham	Barton Wilmore / Archstone Land and Persimmon Homes	361	C Policies for Cherwell's Places: Our Villages and Rural Areas	Policy Villages 2: Distributing Growth Across the Rural Areas	Allocations in the rural areas should be increased. Adderbury should accommodate a high proportion of the rural allocations.	Allocations in the rural areas should be increased so that villages could grow and maintain their level of sustainability. Minimum dwelling delivery targets on a settlement by settlement basis is unknown. Individual targets needed. A high proportion of growth should be allocated in Adderbury in order to take account of the sustainability of the settlements and the development opportunities at land to the north of Aynho Road.
260	Julia	Edwards	Hook Norton Neighbourhood Plan Steering Group	361	C Policies for Cherwell's Places: Our Villages and Rural Areas	Policy Villages 2: Distributing Growth Across the Rural Areas		Clarification needed as to whether the most recent (2011 based) household projections have been taken into account in Policy Villages 2
262	Allison	Wright	Savills / The Estate of J W Tustain Deceased	361	C Policies for Cherwell's Places: Our Villages and Rural Areas	Policy Villages 2: Distributing Growth Across the Rural Areas		Milcombe is a sustainable location with a good level of services and facilities. Milcombe could accommodate a large share of the overall housing target of 398 dwellings. The distribution of housing numbers amongst the villages should be changed and Milcombe should be identified within a village grouping with a greater housing target. Land adjacent to Oak Farm is a suitable site that could accommodate up to 40 dwellings. This should be considered in the Local Neighbourhoods DPD.
279	Peter	Burrows	Adderbury Conservation Action Group	361	C Policies for Cherwell's Places: Our Villages and Rural Areas	Policy Villages 2: Distributing Growth Across the Rural Areas		Evidence needed for the categorisation of villages.
19	Suzanne	Bangert	Terence O'Rourke / The Ashworth Family	362	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.235		The Local Neighbourhoods Development Plan Document will not be effective when delivery of units will be subject to the acceptability of the detail when considered through a planning application. A more robust approach such as writing a flexible policy, which includes a numerical range or approximate dwelling figures will be more suitable.
28	David	Sullivan		362	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.235		The Plan should make some statements about consulting with Parish Councils that do not have a Neighbourhood Plan, or delaying applications where a Plan is in development.
31	Steven	Daggitt		362	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.235		Supports the proposed wording change

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35	Elizabeth	Kendall		362	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.235		Supports the proposed wording change. Land off Webbs Way, Kidlington - Representation 291 on the Proposed Submission Local Plan suggested that the site was suitable for development. The site should be protected from development and keep the land designated as Green Belt. It preserves the setting and special character of the historic towns of Oxford and Kidlington. It is in a Conservation Area and forms part of the Church Fields Character Area. A study of the map shows that development on site would, contrary to the statement in representation 291, extend the built up area beyond existing limits. The existing hedgerow was planted by the developer in around 1996 which has had a negative impact to the views of the countryside.
97	D J	French	Deddington Development Watch	362	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.235	Suggest the proposed wording for the 3rd sentence. "Sites will be allocated and/or criteria for the identification of sites will be set out in either the Local Neighbourhoods DPD or in Neighbourhood Plans". Consider adding a maximum number for allocations, e.g. 20 dwellings. This could change paragraph C.235 which will then read "Sites should generally not exceed 20 dwellings. Allocations of sites and/or criteria for the identification of sites will be set out in either the Local Neighbourhoods DPD or Neighbourhood Plans".	It is not realistic to expect to be able to identify and allocate new housing sites (for 10 or more dwellings) in the rural areas up to 18 years in advance until 2031. The proposed approach is excessively prescriptive and risks excluding the development of sites with appropriate sustainability credentials, the availability of which may not emerge until later in the Plan period. The precise number of homes to be allocated to each village will be included in the Local Neighbourhoods DPD therefore the numbers will be unknown until then. This will affect villages when preparing Neighbourhood Plans. There is no flexibility to respond to unforeseen changes in the availability of housing land over the remaining plan period. New wording suggested.
97	J	French	Deddington Development Watch	362	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.235	Suggest including the proposed wording "and should generally not exceed 20 dwellings" at the end of the third sentence. The third sentence should read "Sites should generally not exceed 20 dwellings. Allocations of sites and/or criteria for the identification of sites will be set out in either the Local Neighbourhoods DPD or in Neighbourhood Plans".	Suggest including the proposed wording "and should generally not exceed 20 dwellings" at the end of the third sentence. The third sentence should read "Sites should generally not exceed 20 dwellings. Allocations of sites and/or criteria for the identification of sites will be set out in either the Local Neighbourhoods DPD or in Neighbourhood Plans".
108	Alan	Lodwick		362	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.235	Suggest revising the order of the final two sentences with additional words to read "The Plan makes no provision for reviewing the existing Green Belt boundaries within the District to accommodate residential development. At Bletchington and Weston on the Green development will take place outside that part of the village that is within the Green Belt". If this is not clarified then change no. 365 (deletion of para C.238) should not be made.	The final added sentence is ambiguous because it is not clear whether it applies to the whole of the Green Belt boundary within the District or just the two villages mentioned (Bletchington and Weston on the Green). Suggest revising the order of the final two sentences with additional words to read "The Plan makes no provision for reviewing the existing Green Belt boundaries within the District to accommodate residential development. At Bletchington and Weston on the Green development will take place outside that part of the village that is within the Green Belt". If this is not clarified then change no. 365 (deletion of Para C.238) should not be made.

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122	John & Susie	Minshaw		362	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.235		There is no flexibility to respond to unforeseen changes in the availability of housing land up to 2031. The paragraph should be amended to give the option to develop criteria for the identification of sites as an alternative to specific site allocations.
127	Valerie	Russell	Bodicote Parish Council	362	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.235		Reference to Bodicote has been proposed to be removed. This should be reinstated as a large part of the Bankside development falls within Bodicote Parish and this must be acknowledged.
168	Tom	Smailes	Kemp & Kemp / Berkeley Homes (Oxford and Chiltern) Ltd	362	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.235		Five of the six villages in the first group of villages have seen high levels of development however Adderbury has not received any significant growth in recent years. Adderbury should contribute towards the housing needs and Land south of Milton Road has been identified as a suitable site in the final draft 2013 SHLAA.
188	Steve	Waterman		362	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.235		The proposal to identify all potential development sites at the start of the 18 year development period is questionable. It precludes the possibility of responding flexibly to unforeseen changes in the availability of land through to 2031.
192	Theresa	Goss	Bloxham Parish Council	362	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.235		Supports the proposed changes but would view any future development to be only in line with either an agreed DPD or Bloxham's NDP.
222	James	Sharp	Ian Jewson Planning Ltd / Banner Homes	362	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.235	A clear focus on development in the villages in terms and allocation and through explanation of what this means in terms of a priority for development. A greater distinction between the purpose of allocations and that of windfall in meeting housing needs in the villages. An expression of how the provision of housing in the villages and rural areas is intended to achieve the housing objectives of the Plan.	The question remains as to whether a site would or could be allocated on the basis of local need if there was no requirement in overall housing numbers.
224	David	French		362	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.235	The 3rd sentence of paragraph C.235 should be amended to read "Sites will be allocated and/or criteria for the identification of sites will be set out in either the Local Neighbourhoods DPD or in Neighbourhood Plans".	It is not realistic to expect to be able to identify and allocate new housing sites (for 10 or more dwellings) in the rural areas up to 18 years in advance until 2031. The proposed approach is excessively prescriptive and risks excluding the development of sites with appropriate sustainability credentials, the availability of which may not emerge until later in the Plan period. Villages which are endeavouring to finalise Neighbourhood Plans will be inhibited from making site allocations as contemplated by revised paragraph C.235 because the precise number of homes to be allocated to each village will not be unknown. There is no flexibility to respond to unforeseen changes in the availability of housing land (for 10 or more dwellings) over the remaining plan period. Paragraph to be amended.
224	David	French		362	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.235	Paragraph C.235 should be amended as follows: Insert "and should generally not exceed 20 dwellings" at the end of the 3rd sentence.	A maximum size for rural developments has not been set. A maximum of 20 dwellings per site would be more appropriate with a view to ensuring a proportionate distribution of housing growth amongst the rural villages. Paragraph C.235 to be amended.

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226	Yngve	Granne		362	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.235		The paragraph should be amended to give the option to develop criteria for the identification of sites as an alternative to specific site allocations.
97	D J	French	Decdington Development Watch	363	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.236		Reinstate paragraph C.236 with the proposed wording "Applications for planning permission (on sites of 10 or more dwellings) should be supported by an up-to-date local housing needs assessment in respect of the current identified housing need of people who live and (if in employment) work in the village where the application site is located, or work relatively close by, and for the following 4 years". This will be responsive to objectively established local housing need, support the Plan's vision and avoid dormitory developments.
192	Theresa	Goss	Bloxham Parish Council	363	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.236		Supports the removal of text
222	James	Sharp	Ian Jewson Planning Ltd / Banner Homes	363	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.236	A clear justification for the changes to Policy Villages 2 is needed and paragraph C.236 to be reinstated. Clarity needed as to how the housing allocations are expected to achieve the well intentioned housing objectives for the villages. A reduced reliance on windfall development in the rural areas with greater emphasis on the positive allocations.	Paragraph C.236 which has been deleted was the only indication of a clear approach to the distribution of housing in the villages.
260	Julia	Edwards	Hook Norton Neighbourhood Plan Steering Group	363	C Policies for Cherwell's Places: Bicester	C.236	Paragraph C.236 should be reinstated. Limit the size of any one development to that which is justified for that village, based on criteria to ensure development is appropriate.	The only policy provision dealing with distribution is the Local Neighbourhoods DPD or Neighbourhood Plans. There is no provision for development guidance in the period until the DPD is produced, not to ensure that Neighbourhood Plans are effectively co-ordinated. Paragraph C.236 should be reinstated. Limit the size of any one development to that which is justified for that village, based on criteria to ensure development is appropriate.
192	Theresa	Goss	Bloxham Parish Council	364	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.237		Supports the removal of text
222	James	Sharp	Ian Jewson Planning Ltd / Banner Homes	364	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.237	A clear justification for the changes to Policy Villages 2 is needed and paragraph C.236 to be reinstated. Clarity needed as to how the housing allocations are expected to achieve the well intentioned housing objectives for the villages. A reduced reliance on windfall development in the rural areas with greater emphasis on the positive allocations.	Paragraph C.236 which has been deleted was the only indication of a clear approach to the distribution of housing in the villages.



Rep ID No.	First Name	Surname	Organisation	Change No.	Section of PSLP	Location of Change	Changes sought	Comments
192	Theresa	Goss	Bloxham Parish Council	365	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.238		Supports the removal of text
192	Theresa	Goss	Bloxham Parish Council	366	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.239		Supports the removal of text
235	Serena	Page	WYG Planning	368	C Policies for Cherwell's Places: Our Villages and Rural Areas	Policy Villages 3: Rural Exception Sites	New policy suggested.	The Plan needs to go further to assist in the delivery of housing in rural areas, and in meeting the overall targets for growth in the local authority area. The Plan lacks creativity encouraged by the NPPF. The Development Strategy should include an additional policy that provides an alternative way to bring forward new housing development as an exception to the countryside and settlement boundary policies and to encourage residential development to come forward through neighbourhood plans as well.
238	Simon	Gamage	RPS Planning and Development / Banner Homes and Mr R Bratt	368	C Policies for Cherwell's Places: Our Villages and Rural Areas	Policy Villages 3: Rural Exception Sites	Clarification needed on the upper limit.	There is no justification for applying the upper limit and a clarification on this is needed.
249	Paul	Burrell	Pegasus Group / the Dorchester Group	372	C Policies for Cherwell's Places: Our Villages and Rural Areas			The recognition of the potential for accommodating further significant development at Upper Heyford is removed from the Plan and an explanation is needed. There are sound and proper planning reasons for Upper Heyford's potential to be realised within the Plan period to 2031 as a windfall. Upper Heyford is a large brownfield site in a sustainable location for development.
207	Bob	Kinchin-Smith	Banbury Civic Society	373	C Policies for Cherwell's Places: Our Villages and Rural Areas	C.257		Supports the proposed wording change
249	Paul	Burrell	Pegasus Group / the Dorchester Group	373	C Policies for Cherwell's Places: Our Villages and Rural Areas			The recognition of the potential for accommodating further significant development at Upper Heyford is removed from the Plan and an explanation is needed. There are sound and proper planning reasons for Upper Heyford's potential to be realised within the Plan period to 2031 as a windfall. Upper Heyford is a large brownfield site in a sustainable location for development.
249	Paul	Burrell	Pegasus Group / the Dorchester Group	374	C Policies for Cherwell's Places: Our Villages and Rural Areas			The recognition of the potential for accommodating further significant development at Upper Heyford is removed from the Plan and an explanation is needed. There are sound and proper planning reasons for Upper Heyford's potential to be realised within the Plan period to 2031 as a windfall. Upper Heyford is a large brownfield site in a sustainable location for development.
263	Jacqui	Cox	Oxfordshire County Council	377	D. Infrastructure Delivery Plan	D.1		"SE" should be deleted
44	Vic	Keeble	Chesterton Parish Council	378	D Infrastructure Delivery Plan	D.2		The Infrastructure Delivery Plan must include provision for a northern ring road to serve the NW Bicester development, the Garden Quarter, etc. Table 13 on page 243 does not mention the northern relief road yet it includes the South East relief road. It is not acceptable to refer to the SE relief road as possible or potential which could be interpreted as evading a very important local issue. A full consultation needed before any SE Bicester relief road is considered.

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263	Jacqui	Cox	Oxfordshire County Council	386	D Infrastructure Delivery Plan	D.14		Amend sentence to read "The Local Transport Plan sets out the likely infrastructure requirements and priorities for Cherwell aimed at tackling congestion, promoting sustainable travel, safer roads and improving the street environment".
185	Stephen	Bawtree	Pegasus Group / Persimmon Homes	390	D Infrastructure Delivery Plan	D.20		Plan needs to be realistic, and should ensure that the impact of the policies when read as whole should be such that the plan is deliverable. The Plan does not consider the Sir John Harman Report "Viability Testing Local Plans". Local Plan allocations should not be subject to such a scale of obligations, standards and policy burdens that cumulatively threatens the Plan's viability to be developed viably.
207	Rob	Kinchin-Smith	Banbury Civic Society	390	D Infrastructure Delivery Plan	D.20		The Plan should recognise that developer contributions, including Community Infrastructure Levy, needs to be used within the relevant communities. It would be inappropriate for levies on development in Banbury to fund the Bicester SE Relief Road for example.
193	Brett	Chambers	Wendlebury Parish Council	392	D Infrastructure Delivery Plan	D.22		South East relief road should not be specifically mentioned as no decision has been made therefore the paragraph should include the 3 possible routes.
235	Barrena	Page	WYG Planning	392	D Infrastructure Delivery Plan	D.22	New policy suggested.	The Plan needs to go further to assist in the delivery of housing in rural areas, and in meeting the overall targets for growth in the local authority area. The Plan lacks creativity encouraged by the NPPF. The Development Strategy should include an additional policy that provides an alternative way to bring forward new housing development as an exception to the countryside and settlement boundary policies and to encourage residential development to come forward through neighbourhood plans as well.
243	Sarah	Chambers		392	D Infrastructure Delivery Plan	D.22		3 routes were identified in the Bicester Movement Study therefore the Plan should make reference to all 3 routes.
255	Brett	Chambers		392	D Infrastructure Delivery Plan	D.22		South East relief road should not be specifically mentioned as no decision has been made therefore the paragraph should include the 3 possible routes.
263	Jacqui	Cox	Oxfordshire County Council	392	D Infrastructure Delivery Plan	D.22		Amend text to read "The delivery of highway capacity improvements on peripheral routes in Bicester is fundamental....."
6	Dominic	Woodfield	Bioscan (UK) Ltd	393	D Infrastructure Delivery Plan	Infrastructure Proposals for Bicester, Banbury, Kidlington and Rural Areas		Removal of reference to Gavray Drive as a consented site is welcomed. This recognition reflects the current position of impasse with the promoters of that site, and it is worth stressing that this situation is not of Cherwell District Councils making but due to the applicant's continued reluctance to change their proposals to comply with local and national planning policy.
194	Adrian	Barker	Terence O'Rourke / Countryside Properties (Bicester) Ltd	393	D Infrastructure Delivery Plan	Infrastructure Proposals for Bicester, Banbury, Kidlington and Rural Areas		Reference to the provision of a remote park and ride site should be reworded. Greater clarity should be given as to the nature and extend of the proposals for the park and ride. Reference in relation to Policy Bicester 3 should be removed.

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132	Jacqueline	Mulliner	Terrence O'Rourke / Blenheim Palace Estate	395		Infrastructure Proposals for Bicester, Banbury, Kidlington and Rural Areas		Supports the small scale local review of the Green Belt at Kidlington and Begbroke Science Park however it is still insufficient. Employment growth potential offered by the airport, technology and science park should be maximised. The land owned by Blenheim Palace Estate which is located between Langford Lane and Begbroke Science Park should be included as part of the small scale local review of the Green Belt. The land should also be considered for some small scale housing.
220	Andrew	Hornsby-Smith		395		Infrastructure Proposals for Bicester, Banbury, Kidlington and Rural Areas	Reward as "50 homes subject to update as a result of Local Neighbourhoods DPD review of Kidlington's housing needs".	Amend the wording to read "50 homes subject to update as a result of Local Neighbourhoods DPD review of Kidlington's housing needs". The low target is not compatible with the need to revitalise and enhance the village centre economy.
249	Paul	Burrell	Pegasus Group / the Dorchester Group	397	E Monitoring			Monitoring does not go far enough and fail to provide any definitive strategy for the released of land to plug any gap caused by non-delivery elsewhere.
249	Paul	Burrell	Pegasus Group / the Dorchester Group	398	E Monitoring			Monitoring does not go far enough and fail to provide any definitive strategy for the released of land to plug any gap caused by non-delivery elsewhere.
249	Paul	Burrell	Pegasus Group / the Dorchester Group	399	E Monitoring			Monitoring does not go far enough and fail to provide any definitive strategy for the released of land to plug any gap caused by non-delivery elsewhere.
249	Paul	Burrell	Pegasus Group / the Dorchester Group	400	E Monitoring			Monitoring does not go far enough and fail to provide any definitive strategy for the released of land to plug any gap caused by non-delivery elsewhere.
249	Paul	Burrell	Pegasus Group / the Dorchester Group	401	E Monitoring			Monitoring does not go far enough and fail to provide any definitive strategy for the released of land to plug any gap caused by non-delivery elsewhere.
249	Paul	Burrell	Pegasus Group / the Dorchester Group	402	E Monitoring			Monitoring does not go far enough and fail to provide any definitive strategy for the released of land to plug any gap caused by non-delivery elsewhere.
249	Paul	Burrell	Pegasus Group / the Dorchester Group	403	E Monitoring			Monitoring does not go far enough and fail to provide any definitive strategy for the released of land to plug any gap caused by non-delivery elsewhere.
236	S	Brown	Woolf Bond Planning LLP / Miller Strategic Land	404	E Monitoring	New Paragraph		The continued use of the housing requirement set in South East Plan raises concern. The Plan must be based upon objectively assessed development requirements (the SHMA). The Council will need to work with neighbouring authorities as well as producing a SHLAA to establish a realistic assumptions about the availability, suitability of land to meet the identified need for housing. There is no evidence to support the suggested windfall allowance. The production of SHMA and Duty to Cooperate are essential and must feed into the Plan. The Plan should identify Land at Warwick Road, Banbury as a housing allocation to provide for approximately 300 dwellings. The Housing Trajectory will need reviewing in particular the windfall allowance and the delivery rate at Canalside. Guidance and clarification needed on housing growth at rural villages.

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238	Simon	Gamage	RPS Planning and Development / Banner Homes and Mr R Bratt	404	E Monitoring	New Paragraph	Paragraph should be revised to read "if the supply of deliverable housing land drops to five years or below and where the Council is unable to rectify this within the next monitoring year there will be a need for the early release of sites identified within this strategy or the release of additional identified in this plan". Paragraph 42 of the NPPF should be included in the Plan.	Welcomes the new paragraph however it should be revised to read "if the supply of deliverable housing land drops to five years or below and where the Council is unable to rectify this within the next monitoring year there will be a need for the early release of sites identified within this strategy or the release of additional identified in this plan". Paragraph 42 of the NPPF should be included in the Plan.
249	Paul	Burrell	Pegasus Group / the Dorchester Group	404	E Monitoring			Monitoring does not go far enough and fail to provide any definitive strategy for the released of land to plug any gap caused by non-delivery elsewhere.
249	Paul	Burrell	Pegasus Group / the Dorchester Group	405	E Monitoring			Monitoring does not go far enough and fail to provide any definitive strategy for the released of land to plug any gap caused by non-delivery elsewhere.
249	Paul	Burrell	Pegasus Group / the Dorchester Group	406	E Monitoring			Monitoring does not go far enough and fail to provide any definitive strategy for the released of land to plug any gap caused by non-delivery elsewhere.
97	D J	French	Deddington Development Watch	407	E.2	Proposed Housing Trajectory	Housing trajectory - Delete all figures in the Rural Areas (10 or more dwellings) rows. Substitute 57 in the 12/13 column and 42 in each of columns 13/14 to 30/31. Make other changes to reflect this.	The proposed revised Policy Villages 2 is stated to be in respect of the period 2012 - 2031 however is not reflected in the revised housing trajectory on page 272. It indicates that the whole allocation should be built, or planning permissions granted, up-front during the first six years up to 2017/18 with an even number of completions or permissions for each of these years and no allocation thereafter. The revised housing trajectory is virtually the opposite of the trajectory in the Proposed Submission Plan. 'Local' housing need is not defined nor are any criteria specified. It is not demonstrated, by reference to a robust evidence base that the revised allocation is responsive to aggregate anticipated actual year on year local housing need in the 23 rural villages.
188	Steve	Waterman		407	E.2	Proposed Housing Trajectory		The revised Housing Trajectory shows that rural completions of 10 or more dwellings are all due to be completed by 2018 with no completions thereafter. Developments of 10 or more dwellings should be spread evenly throughout the life of the Local Plan.
192	Theresa	Goss	Bloxham Parish Council	407	E.2	Proposed Housing Trajectory		The revised Housing Trajectory shows that rural completions of 10 or more dwellings are all due to be completed by 2018 however houses will continue to be built after 2018 and any developments of 10 or more dwellings should be spread evenly throughout the life of the Local Plan. Windfall sites of less than 10 dwellings in rural areas would be encouraging "garden grabbing" which would be contrary to Government's policies.
194	Adrian	Barker	Terence O'Rourke / Countryside Properties (Bicester) Ltd	407	E.2	Proposed Housing Trajectory		A revised phasing strategy for SW Bicester Phase 2 is provided.

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212	David	Keene	David Lock Associates on behalf of Gallagher Estates Ltd	407	E.2	Proposed Housing Trajectory	Wykham Park Farm should be a strategic allocation and be included as part of the housing trajectory.	The Council has continued to use the housing requirements set in the South East Plan. The 2012 AMR confirms that the Council has persistently failed to deliver the required level of housing growth therefore resulting in an existing backlog of some 1441 dwellings at March 2013. The proposed housing trajectory does not demonstrate a reasonable approach to planning for the growth of the District. The delivery rates are over optimistic. The allocation of Wykham Park Farm would contribute to housing delivery on a broader range of sites and would further help the high required rate of delivery.
224	David	French		407	E.2	Proposed Housing Trajectory	The rural allocations within the housing trajectory should be amended as '57 in the 2012/13 column and 42 in each of the columns 2013/14 to 2030/31. The sub totals and totals will need to be amended accordingly.	The housing allocation for rural areas is expected is for the period 2012-2031 however the proposed housing trajectory indicates that the rural housing allocations will all be developed by 2017/18 with no other homes to be built thereafter. There is no provision for any more completions or permissions (on sites of 10 or more homes) at all to meet local housing need in rural areas between 2018 and 2031. The rural allocations within the housing trajectory should be distributed evenly throughout the Plan period.
226	Yngve	Granne		407	E.2	Proposed Housing Trajectory		The rural allocations within the housing trajectory should be distributed evenly throughout the Plan period.
227	Grahame	Handley		407	E.2	Proposed Housing Trajectory	The rural allocations within the housing trajectory should be amended as '57 in the 2012/13 column and 42 in each of the columns 2013/14 to 2030/31. The sub totals and totals will need to be amended accordingly.	The housing allocation for rural areas is expected is for the period 2012-2031 however the proposed housing trajectory indicates that the rural housing allocations will all be developed by 2017/18 with no other homes to be built thereafter. There is no provision for any more completions or permissions (on sites of 10 or more homes) at all to meet local housing need in rural areas between 2018 and 2031. The rural allocations within the housing trajectory should be distributed evenly throughout the Plan period.
236		Brown	Woolf Bond Planning LLP / Miller Strategic Land	407	E.2	Proposed Housing Trajectory		The continued use of the housing requirement set in South East Plan raises concern. The Plan must be based upon objectively assessed development requirements (the SHMA). The Council will need to work with neighbouring authorities as well as producing a SHLAA to establish a realistic assumptions about the availability, suitability of land to meet the identified need for housing. There is no evidence to support the suggested windfall allowance. The production of SHMA and Duty to Cooperate are essential and must feed into the Plan. The Plan should identify Land at Warwick Road, Banbury as a housing allocation to provide for approximately 300 dwellings. The Housing Trajectory will need reviewing in particular the windfall allowance and the delivery rate at Canalside. Guidance and clarification needed on housing growth at rural villages.
249	Paul	Burrell	Pegasus Group / the Dorchester Group	407	E.2	Proposed Housing Trajectory		Concerned over the delivery rates at Bicester as they are over optimistic. The annual completion rates at Bicester since 1996 has not reached the expected numbers in the Housing Trajectory. It is a high risk strategy to focus growth in Banbury and Bicester as it offers little or no flexibility to ensure delivery is maintained at levels necessary to provide an adequate housing land supply. The Plan should consider wider opportunities for growth.
260	Julia	Edwards	Hook Norton Neighbourhood Plan Steering Group	407	E.2	Proposed Housing Trajectory	Rural allocations should be distributed evenly throughout the Plan period.	The revised Housing Trajectory shows that rural completions of 10 or more dwellings are all due to be completed by 2018. Rural allocations should be distributed evenly throughout the Plan period.

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6	Dominic	Woodfield	Bioscan (UK) Ltd	411	Appendix 1: Background to Cherwell's Places	1.12		Removal of reference to Gavray Drive as a consented site is welcomed. This recognition reflects the current position of impasse with the promoters of that site, and it is worth stressing that this situation is not of Cherwell District Councils making but due to the applicant's continued reluctance to change their proposals to comply with local and national planning policy.
196	Russell	Spencer	Gladman Developments Ltd	419	Appendix 3: Evidence Base	Evidence Base and Relevant Documents / Data Sources		Updating of evidence base is supported however concerns raised regarding the SHMA and SHLAA. There is a lack of consultation on the two documents and have only been made available at this very late stage in the process. These evidence base documents cannot possibly have informed the proposals, it appears more likely that these documents have been retrofitted to support the proposed policy requirements. Evidence base documents should be published earlier.
196	Russell	Spencer	Gladman Developments Ltd	419	Appendix 3: Evidence Base	Evidence Base and Relevant Documents / Data Sources		The 2012 SHMA update is not sufficient as it only addresses Cherwell's housing needs in isolation and also only addresses the affordable element.
196	Russell	Spencer	Gladman Developments Ltd	419	Appendix 3: Evidence Base	Evidence Base and Relevant Documents / Data Sources		Clarification needed for the reference to "Draft Final Report" and whether the SHLAA will be consulted on.
196	Russell	Spencer	Gladman Developments Ltd	420	Appendix 3: Evidence Base	Evidence Base and Relevant Documents / Data Sources		Updating of evidence base is supported however concerns raised regarding the SHMA and SHLAA. There is a lack of consultation on the two documents and have only been made available at this very late stage in the process. These evidence base documents cannot possibly have informed the proposals, it appears more likely that these documents have been retrofitted to support the proposed policy requirements. Evidence base documents should be published earlier.
196	Russell	Spencer	Gladman Developments Ltd	420	Appendix 3: Evidence Base	Evidence Base and Relevant Documents / Data Sources		The 2012 SHMA update is not sufficient as it only addresses Cherwell's housing needs in isolation and also only addresses the affordable element.
196	Russell	Spencer	Gladman Developments Ltd	420	Appendix 3: Evidence Base	Evidence Base and Relevant Documents / Data Sources		Clarification needed for the reference to "Draft Final Report" and whether the SHLAA will be consulted on.
6	Dominic	Woodfield	Bioscan (UK) Ltd	424	Appendix 5: Maps	Key Proposals Map Bicester		Removal of reference to Gavray Drive as a consented site is welcomed. This recognition reflects the current position of impasse with the promoters of that site, and it is worth stressing that this situation is not of Cherwell District Councils making but due to the applicant's continued reluctance to change their proposals to comply with local and national planning policy.
53	Michael and Frideswide	Curry		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
54	Judith	de la Bedoyere		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.

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56	Mark	Ford-Langstaff		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
57	Martin	Whitford		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
58	Helena	Masters		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
59	Claudia	Copithorne		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
61	Robert	Cornford		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
62	Chris	Fox		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
63	Michelle	Burn		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
65	Keith	Dixon		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
66	Denise	Whitford		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
67	Sally and Jim	Harris		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
71	Allison	Ford-Langstaff		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.

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72	John	Stephens		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
73	Bob	Roberts		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
74	Patsy	Stephens		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
79	Cheryl and Mike	Murphy		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
80	Maggie	Harvey		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
81	Howard	Hill		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
83	Keith	Austin		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
85	Matthew	Burn		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
86	Gwenda and Iain	West		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
87	Anthony	Meacock		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
88	Edward	Sanders		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.



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89	Jennifer	Dixon		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
91	Fiona	Chalk		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
93	Keith	Kidney		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
96	Cathy	Procopiou		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
100	C J	Foster		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
107	Simon	Turner	Launton Parish Council	428	Appendix 5: Maps	Key Proposals Map Bicester	The Green Buffer around Launton should be extended to cover 200 - 300m the other sides of the railway lines to the NW and SW of the village in addition to the area already shown.	The major reduction in extent of the Green Buffer protecting Launton from Bicester renders the buffer completely ineffective as developers will be building closer to Launton. The change conflicts with notes about risk of coalescence in the Sustainability Appraisal Report, Green Buffer report and Officer's response to the Options for Growth 2009 consultation. The current separation between the village and Bicester is less than 200m which the Bicester Green Buffer report describes as "very limited gap" implying that such a small separation is undesirable and should not be reduced further. The SA report Annex B ruled out as an alternative housing allocation due to the risk of coalescence with Launton village. This risk was also identified in the Officer's response to the Options for Growth 2009 consultation. The risk has been ignored in the Bicester Green Buffer report. The Green Buffer around Launton should be extended to cover 200 - 300m on the other sides of the railway lines to the NW and SW of the village in addition to the area already shown.
106	Nick	Lord		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
107	Lesley	Thompson		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
121	Andy & Lindsay	Eastwood		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.

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123	Sharon	Fowler		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
124	Stuart	Smith		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
125	Lida	Eddy		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
133	Lucy	Giles		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
135	Ian	Humphries		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
136	Que	Morkill		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
145	Nathan	Parker		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
151	Jackie	Hackett		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
153	Simon	Liddicot		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
154	Stack, Rivett			428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
155	G G	Ancil		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.

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156	Gaye	Cornford		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
159	Deborah	Beasley		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
160	Peter	Beasley		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
161	Kim and Neil	Ormod		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
163	Wendy	Foster		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
165	Veresa	Carllyle		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
166	Beverley	Byrne		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
169	Marcus and Rachel	Goldsbrough		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
172	Penny	Stephens		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
175	Chris	Dolan		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
179	William	Gattrell		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.

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180	Jane	Packer		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
181	Rod	Fine		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
182	Bryan	Mooney		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
186	Sarah	Turner		428	Appendix 5: Maps	Key Proposals Map Bicester	Green Buffer to be extended beyond the two railway lines to give a significant buffer around Launton comparable to that around the other villages in the vicinity of Bicester, whilst retaining (or improving) the buffer between the edges of the village and the railway lines. The Green Buffer should also be extended to the south of the village to prevent the village growing outwards towards the railway line.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. The Green Buffer is too small and will be ineffective. The edge of Launton is within 200m of the existing edge of Bicester. The Green Buffer boundary should be extended beyond the two railway lines to give a significant buffer around Launton comparable to that around the other villages in the vicinity of Bicester, whilst retaining (or improving) the buffer between the edges of the village and the railway lines. The Green Buffer should also be extended to the south of the village to prevent the village growing outwards towards the railway line. The railway lines themselves would not provide sufficient demarcation if development were to come right up to the lines from the other side.
190	David	Thompson		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
191	Teresa	Tallis-Calver		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
198	Stuart	Carlisle		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
216	Hannah	Gattrell		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.

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240	Steven	Neal	Boyer Planning / Wates Developments and Redrow Homes	428	Appendix 5: Maps	Key Proposals Map Bicester		Bicester 12 appears to fix the position of green space to a central position extending east from the scheduled ancient monument however there is no evidence to suggest this. The designation appears to wrap around the east boundary of the site which may impinge upon future expansion east of the site. The Map should be amended to include the green space designation around the scheduled ancient monument only. It is unclear how the red line around the site has been arrived at as it does not appear to relate to any fixed points on the ground. The site area could be increased or the red line could be removed and replaced with an asterisk illustrating a broad area for growth to the south east of the town.
256	Michael	Stack	Michael Stack Accountants	428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
259	Jane	Hawes		428	Appendix 5: Maps	Key Proposals Map Bicester	Return to the original Green Buffer proposed for Launton in the Proposed Submission Local Plan or even extend the boundary.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. Launton's Green Buffer is too small to meet its purpose. The Green Buffer could even be extended from the Proposed Submission Local Plan and not reduced.
300	Jackie	Webber		428	Appendix 5: Maps	Key Proposals Map Bicester	Green Buffer to be extended beyond the two railway lines to give a significant buffer around Launton comparable to that around the other villages in the vicinity of Bicester, whilst retaining (or improving) the buffer between the edges of the village and the railway lines. The Green Buffer should also be extended to the south of the village to prevent the village growing outwards towards the railway line.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. The Green Buffer is too small and will be ineffective. The edge of Launton is within 200m of the existing edge of Bicester. The Green Buffer boundary should be extended beyond the two railway lines to give a significant buffer around Launton comparable to that around the other villages in the vicinity of Bicester, whilst retaining (or improving) the buffer between the edges of the village and the railway lines. The Green Buffer should also be extended to the South of the village to prevent the village growing outwards towards the railway line. The railway lines themselves would not provide sufficient demarcation if development were to come right up to the lines from the other side.
302	Gillian	Kinselley		428	Appendix 5: Maps	Key Proposals Map Bicester	Green Buffer to be extended beyond the two railway lines to give a significant buffer around Launton comparable to that around the other villages in the vicinity of Bicester, whilst retaining (or improving) the buffer between the edges of the village and the railway lines. The Green Buffer should also be extended to the south of the village to prevent the village growing outwards towards the railway line.	The Green Buffer boundary at Launton has been reduced whilst other villages have seen an increase. The Green Buffer is too small and will be ineffective. The edge of Launton is within 200m of the existing edge of Bicester. The Green Buffer boundary should be extended beyond the two railway lines to give a significant buffer around Launton comparable to that around the other villages in the vicinity of Bicester, whilst retaining (or improving) the buffer between the edges of the village and the railway lines. The Green Buffer should also be extended to the south of the village to prevent the village growing outwards towards the railway line. The railway lines themselves would not provide sufficient demarcation if development were to come right up to the lines from the other side.
261	Ellen	O'Grady	Defence Infrastructure Organisation	429	Appendix 5: Maps	Key Proposals Map Bicester		The proposed Green Buffer sites within the current MOD land ownership boundary, reducing developable land. No justification for its inclusion within the site boundary has been afforded. The map must be redrawn to show any Green Buffer on land outside MOD land ownership.
255	Serena	Page	WYG Planning	433	Appendix 5: Maps	Key Proposals Map Banbury	Major development that has been permitted should be recognised on the proposals map in the same manner that approved employment sites have been recognised.	The Prodrive Site has been drafted as an "existing employment site" but the Plan ignores the planning permission that has been granted on this site for retail development. This is inconsistent. The site should be shown as "Approved employment sites". Major developments that has been permitted should also be shown on the proposals map.

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69	Rowland	Bratt		436	Appendix 5: Maps	Key Proposals Map Banbury		The combination of the approved development at Bankside and the further housing allocation at Banbury 4 completes the coalescence of Banbury and Bodicote. The Plan makes no provision or recommendation as to where long term growth would be appropriate and in what circumstances Green Buffer boundaries might be adjusted. This failure to recognise long term needs for expansion and development is in conflict with the NPPF. The current proposed Green Buffer boundary will inevitably result in impeding growth with need for modifications to the buffers each time a proposal for strategic development is received. This conflicts with the NPPF.
127	Valerie	Russell	Bodicote Parish Council	436	Appendix 5: Maps	Key Proposals Map Banbury		Supports the retention of the Green Buffer zones to the south of Salt Way and to the west and south of Bodicote. It is vital that Bodicote retains its separate identity.
195	Andrew	Docherty	Hives Planning / Oxford Diocesan Board of Finance (ODBF) and the trustees of the Adderbury and Milton Feoffee Charity	436	Appendix 5: Maps	Key Proposals Map Banbury	Delete Green Buffer from the Map and Key	The Bicester and Banbury Green Buffer reports and landscape assessments post-date the Green Buffer policy.
127	Valerie	Russell	Bodicote Parish Council	437	Appendix 5: Maps	Key Proposals Map Banbury		Site 12 within the Key should be labelled as "Proposed Banbury United FC relocation".
127	Galerie	Russell	Bodicote Parish Council	437	Appendix 5: Maps	Key Proposals Map Banbury		The Plan should consider relocating the Banbury United FC to BAN14 which is currently being proposed as a Country Park.
132	Jacqueline	Mulliner	Terrence O'Rourke / Blenheim Palace Estate	438	Appendix 5: Maps	Key Proposals Map Kidlington		Supports the small scale local review of the Green Belt at Kidlington and Begbroke Science Park however it is still insufficient. Employment growth potential offered by the airport, technology and science park should be maximised. The land owned by Blenheim Palace Estate which is located between Langford Lane and Begbroke Science Park should be included as part of the small scale local review of the Green Belt. The land should also be considered for some small scale housing.
251	Nick	Alston	GVA / Oxford Aviation Services Ltd	438	Appendix 5: Maps	Key Proposals Map Kidlington		Amend the Key to read Indicative Location of Limited Green Belt Review
29	Suzi	Coyne	Suzi Coyne Planning / Worton Farms Ltd	439	Appendix 5: Maps	Key Proposals Map Kidlington		In order for the Plan to be based on robust evidence and to comply with the NPPF, the site should be removed from the Key Proposals Map.
36	Nik	Lyzba	JPPC / Oxford University Press	439	Appendix 5: Maps	Kidlington Proposals Map		Table 1 should be amended to include the employment allocation at Kidlington as a Strategic Employment Allocation. The Key Proposals Map for Kidlington should be amended to include a broader area to be reviewed in the Langford Lane area.
263	Jacqui	Cox	Oxfordshire County Council	440		Table 13		Remove the word 'remote' before park and ride. Under Bicester amend to read "highway capacity improvements on peripheral routes". Essential transport schemes have been missed such as level crossings in Bicester, A34 improvements, public transport improvements, A41 Oxford Road Corridor etc. Some essential transport schemes are also missing from Banbury.
263	Jacqui	Cox	Oxfordshire County Council	442		Table 15		May's Builders Yard on the Moors, Kidlington is shown as existing green space which is incorrect as it is a privately owned builders yard.

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3	Janet	Cullop						No provision made for water storage, i.e. underground storage facilities, and treatment of sewage has not been considered. New homes should have solar panels and water run off from roofs should be channelled into underground storage tanks. Geo thermal energy should be explored. Reed beds should be made compulsory for new housing estates. Water shortage will be a key problem in the future.
4	Angela	Atkinson	Marine Management Organisation					No comment
5	Stephanie	Ainsworth	Homes and Communities Agency					No comment
6	Dominic	Woodfield	Bioscan (UK) Ltd					The SA needs to be amended to take account of Gavray Drive. Table 5.1 of the SA still refers to the delivery of 4.6ha of amenity green space at land north of Gavray Drive. This needs to be removed and the formal open space shortfall will need to be recalculated.
7	Patrick and Julia	Marcks						Land off Webbs Way (Kidlington) to be protected from development and keep the land designation as Green Belt. Any development on the site will increase the risk of flooding in the area, and will also harm the habitat and species (flaura, fauna, deer, badgers, foxes). The reasonably new hedgerow forming the northern boundary has affected the view of the countryside and the purpose of this hedgerow has been made unclear. New homes in the area will increase traffic in both Vicarage Road and Mill Street.
8	Martin	Palmer						Land off Webbs Way (Kidlington) to be protected from development and keep the land designation as Green Belt. Any development on the site will increase the risk of flooding in the area.
9	Claire	Streather	The Coal Authority					No comment
11	Janet	Cullop						Water supply and treatment of sewage have not been considered for the proposed homes. Reed beds can be used on an industrial scale, and water conservation, built underground before a housing estate is even built are possible solutions.
12	Diana	Broun						Decisions have already been made for totally unsustainable development, particularly traffic issues, which cannot be solved by new roundabouts. New homes will continue to be built.
13	Nigel	Adamson						The meaning of the three themes are unclear. The district is over populated and thousands of homes are being built for the population coming from immigration. Existing infrastructure struggling to meet the current demand. Further development and population increase are not sustainable and will put a strain on existing infrastructure.
14	John and Hilary	Maddicott						Land off Webbs Way (Kidlington) to be protected from development and keep the land designation as Green Belt. Any development on the site will increase the risk of flooding in the area.

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15	P V F	Kavanagh						Land off Webbs Way (Kidlington) to be protected from development and keep the land designation as Green Belt. Any development on the site will increase the risk of flooding in the area.
16	Chris	Gaskell	Scottish and Southern Energy					Discussions on the strategic developments within the Proposed Submission Local Plan will need to take place between Cherwell District Council and Scottish and Southern Energy prior to planning permission being granted. Planning conditions should be made to the developer and not the distribution network operator.
17	Phil	Collett						Aspirations for further road junctions. Over development of residential, commercial and industrial development on a critical system. Traffic flows in Banbury have not been considered.
18	Alex and Felicity	Duncan						Land off Webbs Way (Kidlington) to be protected from development and keep the land designation as Green Belt. Development on site will change the characteristic of the area and will affect the setting for a number of listed buildings and the conservation area.
20	R	Oliver						Developments in Adderbury will turn the village into a town like Banbury which will affect the local infrastructure. Green fields and village life will be lost. Bringing empty buildings into use will help meet the needs. Immigration is an issue and hasn't been looked at.
21	Troth	Wells	The British Horse Society					No mention of equestrians in the Plan. Little reference to Public Rights of Way except where mentioned at specific development sites. There is also little reference to tourism. Both of these have particular connection to the equestrian community and its contribution to the local economy.
21	Troth	Wells	The British Horse Society					There needs to be good access to, and provision of Public Rights of Way for equestrians so that the countryside can be enjoyed. This requires adequate green infrastructure, especially in any new building developments.
21	Troth	Wells	The British Horse Society					Equestrian activities contribute to tourism and spend considerable money to take their horses to try new rides. In doing so, they spend on accommodation for themselves and their horse; in pubs, shops, feed merchants, garages, farriers and vets.
21	Troth	Wells	The British Horse Society					There is no mention of horse riding as a sustainable means of transport. Some people travel on horseback or carriage-driving. Safe equestrian crossings across major roads, lower speed limits, horse warning signs are all needed.



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21	Troth	Wells	The British Horse Society		Theme Three: Policies for Ensuring Sustainable Development			<p>Ways to enhance the Green Infrastructure for equestrians as follows:</p> <ul style="list-style-type: none"> <li>- The development of community/parish/village/satellite circular circuits from 3 miles in length upwards.</li> <li>- Riders need safe off-road circular routes adjacent to where their horse is kept.</li> <li>- Creation/identification of circular interlinking rides, linking into each other like Olympic rings across the District, should pass through areas of high horse population, be short enough for local everyday use but also, by joining up routes, be useful for the more adventurous local rider and for equestrian tourists.</li> <li>- Development of circular routes around settlements would offer a route which can, with suitable rideable spokes to the wheel, offer a circular ride from centres where horses are kept.</li> <li>- Development of routes around settlements based on bridleways/restricted byways, rather than just footpaths, will cater for all non-motorised users and offer best value.</li> </ul>
22	D and R	Wojtowicz and Drozda						Land off Webbs Way (Kidlington) to be protected from development and keep the land designation as Green Belt. Any development on the site will increase the risk of flooding in the area.
23	R A	Sutton						Possible site allocation - Land rear of A44 at Begbroke. The land is within Green Belt and is being used as a builder's yard therefore making it a brownfield site. Site plan enclosed.
30	Erger and Christine	Howes						Land off Webbs Way (Kidlington) to be protected from development and keep the land designation as Green Belt and Conservation Area. Any development on the site will increase the risk of flooding in the area.
31	Steven	Daggitt						Development on site will change the characteristic of the area and will lead to an increase in traffic.
32	J M	Osborne	JM Osborne & Co		C Policies for Cherwell's Places: Banbury	Policy Banbury 1: Banbury Canal-side		<p>Land off Webbs Way, Kidlington - Representation 291 on the Proposed Submission Local Plan suggested that the site was suitable for development. The site should be protected from development and keep the land designated as Green Belt. It preserves the setting and special character of the historic towns of Oxford and Kidlington. It is in a Conservation Area and forms part of the Church Fields Character Area. A study of the map shows that development on site would, contrary to the statement in representation 291, extend the built up area beyond existing limits. The existing hedgerow was planted by the developer in around 1996 which has had a negative impact to the views of the countryside.</p> <p>Objecting to the proposed uses at Banbury Canal-side. The existing employment B uses should be kept as the site is in a very sustainable location where people could walk, cycle or use the public transport. The existing use will be relocated to an out of town location which will increase the environmental impact which is not supported by the NPPF. e.g. developing on greenfield and increased pollution from increased travelling. There is no viable argument to redevelop the site and not include B uses as part of the redevelopment. Modernisation of some units and a program of aesthetic improvements would be a more sustainable solution. The proposed residential and retail will be against the NPPF as it will be making it more difficult to create jobs in cities, towns and villages. Retail will not be supported due to the growing number of vacant shops in the area. Consultation needed with present occupiers.</p>

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33	R	Everitt						Noted the detail in relations to Banbury and Bloxham, and the proposed developments in the areas. Extant planning permissions should be progressed so that its true impact can be considered.
34	Adrian	Shooter	Bicester Vision Partnership					The Plan does not deliver sufficient employment land and opportunities that are sufficiently flexible to secure the significant number of jobs required for Bicester. Allocations for employment land is not sufficient despite knowing the future housing growth and migration levels into Bicester. Employment land allocations should not be restricted to certain uses and they should be annotated "Employment Zones" without further designation. No additional allocations have been identified for employment land. Some of the existing mixed use allocations may not get developed for employment or will meet the required quantity or quality of employment opportunities.
34	Adrian	Shooter	Bicester Vision Partnership					There have been significant increases to the proposed Green Buffers at Bicester therefore limiting opportunities to locate large employment areas close to Bicester. It is important to provide sufficient land for employment uses to accommodate the substantial growth anticipated in Bicester.
39	Sue	Mackrell	Bicester Town Council					Policy does not sufficiently address future burial needs or make reference to provision. Suggestion - provision should be allied to the policies for 40% green space of which 20% is publically available that are being applied to NW Bicester.
39	Sue	Mackrell	Bicester Town Council					Concerns about providing sufficient services, facilities, employment opportunities and social infrastructure to meet the needs of the future population.
39	Sue	Mackrell	Bicester Town Council					Policies to continue to promote very small play areas, specifically designed for under 5 year olds. These do not help with educational and social development and are of no benefit to stimulating community development and cohesion. Policies demanding a play area within 100m of each house are county productive. Need larger, well designed play areas to accommodate for all ages.
39	Sue	Mackrell	Bicester Town Council					Insufficient land allocated for employment use in Bicester. Important to bring a wide range of employment opportunities to Bicester. Support the Bicester Masterplan that confirmed the need to attract over 20,000 new sustainable jobs at all skill levels over the next 20 years. Reliance on home working and self employment will not deliver either the number or types of employment opportunities required.
39	Sue	Mackrell	Bicester Town Council					Concerned about the unplanned residential growth. Permitted small scale residential developments are detrimental to Bicester's character and viability. They also add to infrastructure pressures. The Plan has identified the number of homes to be developed in Bicester however there are no policies tackling the growing trend to build in back gardens or in small green spaces between houses in the present town.
42	Ian	Carmichael	Thames Valley Police					A specific strategic policy has not been included to address the impact of development on crime, the fear of crime and community safety. High quality design and crime were referenced in the Foreword and the Council's Sustainable Communities Strategy however was not mentioned in the plan. A policy is needed that addresses community safety and crime prevention and reduction. The policy will encourage developers to assist in the building of safe and sustainable communities.

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42	Ian	Carmichael	Thames Valley Police		Theme 2: Policies for Building Sustainable Communities	B.87		A community cannot be sustainable if it suffers from crime, ASB and/or a lack of community cohesion through poor design and/or specification. In addition to the personal, social and financial costs, the carbon footprint of crime in the UK currently stands at more than 12 million tonnes of Co2 per annum. The carbon cost of crime will increase due to the increase of new homes. Police resources are reducing therefore it will help to have design out crime at the planning stage.
42	Ian	Carmichael	Thames Valley Police		Theme 2: Policies for Building Sustainable Communities	B.82		New housing could not achieve the required "high design standards" unless Police recommended 'minimum' standards are included within specifications. If Secured by Design accreditation is made a requirement of all development, said 'minimum' standards on dwelling security would be met. This will also meet NPPF para 58 and 69 and Local Authority obligations under Section 17 of the Crime and Disorder Act 1998.
43	Anthony	Powell	Highways Agency				Consider	The Plan must consider impacts on Junctions 9, 10 and 11 of the M40 and the A34 with the A43. A credible and realistic transport evidence base required. Policies and accompanying land use allocations that will affect the national route network will need to be considered in the transport evidence base. Allocations will need to demonstrate how impacts can be mitigated to safeguard congestion and safety on the national road network.
44	Vic	Keeble	Chesterton Parish Council					There is no mention of the proposed Park and Ride at Bicester. Can this be incorporated in the Plan?
45	Michael	O'Brien						The original plan suggested that Deddington could expect around 85 new houses over the next 20 years which seemed sensible and in line with the history of the village. Infill building has not been taken into account which could contribute 3-5 houses a year / 60-80 houses over the 20 years. There is no upper limit to estate sizes. The number designated within the plan is front loaded to be built out by 2018 and it is believed that the Council will resist any further development after this time. How do we fulfil local housing needs? Affordable housing for local people, one or two bedroom terraced accommodation.
46	Nik	Lyzba	JPPC / Merton College					The Local Plan evidence base shows a clear need for further employment land and the delivery of more housing, particularly that which is affordable. The Merton College land would provide a sustainable location for new residential and employment development being close to existing services and facilities which would promote sustainable transport choices.
49	Tim	Child						Land off Webbs Way (Kidlington) to be protected from development and keep the land designation as Green Belt. Development on site will change the characteristic of the area and will affect the setting for a number of listed buildings and the conservation area.
55	Patrick	Blake	Highways Agency					Concerned about any traffic increase on the strategic road network as a result of planned growth without careful consideration of mitigation measures. Infrastructure requirements will be needed before developments take place.
70	Charles	Routh	Natural England					There is no reference to light pollution other than in the context of the Hanwell Community Observatory. As such, it is unclear how the Plan is consistent with the NPPF.
70	Charles	Routh	Natural England					Strategic Development Sites - Reference on species surveys is not sufficient. More evidence needed on the site allocations.

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70	Charles	Routh	Natural England					Statement of Consultation March 2013: Appendix 4 - "Employment land at the M40 is supported by Natural England". This is incorrect as Natural England did not support any employment land.
75	Jack	Moeran	Environment Agency		C Policies for Cherwell's Places: Banbury	Policy Banbury 1: Banbury Canal-side		Supports the proposed wording change
77	Carl	Smith	Gosford and Water Eaton Parish Council					There is limited information on the Community Infrastructure Levy. The Parish is likely to suffer from some adverse consequences associated with proposed developments in North Oxfordshire. The Parish Council would like those developments that create problems to be funded from CIL payments being made by developers. In particular: A) Improving transport and connections to the Parish and Chiltern Railways Water Eaton Parkway and Park and Ride. B) Flood defences and improvements to the River Cherwell and River Ray.
77	Carl	Smith	Gosford and Water Eaton Parish Council					The Plan needs confirmation that a proportion of CIL money will be passed to Parish Councils.
94	Antony	Watts	Hanwell Fields Development Action Group					The Council has continued to use the housing requirements set in the South East Plan which equates to 670 houses/year (or 240 houses/year in Banbury). It is incorrect to rely on this as the demand has significantly decreased. For example, planning permission was previously given at Bankside1 but it has not yet been implemented. No evidence given on build numbers for numerous sites in Banbury. No consultation was held with local communities on the proposed allocations. Disagree with the housing numbers. A number of changes suggested throughout the Plan.
102	Cicely	Kerr						Object to the proposed relief road at south east Bicester (route 3). It is too near to Wendlebury and will have an impact on the traffic volume through the village. It does not form part of the ring road and as such does not offer the potential to achieve the aim of relieving traffic congestion and further increases the likelihood that it will increase traffic flow through Wendlebury by drivers using it as an alternative route to cross the M40 and join the A34. One of the aims of the Bicester Masterplan is to maintain a buffer around Bicester to contain development and protect the surrounding villages. The aim should be prioritised in the Plan.
103	Gordon	Wills						Object to the proposed relief road at south east Bicester (route 3). It is too near to Wendlebury and will have an impact on the traffic volume through the village. It does not form part of the ring road and as such does not offer the potential to achieve the aim of relieving traffic congestion and further increases the likelihood that it will increase traffic flow through Wendlebury by drivers using it as an alternative route to cross the M40 and join the A34. One of the aims of the Bicester Masterplan is to maintain a buffer around Bicester to contain development and protect the surrounding villages. The aim should be prioritised in the Plan.
114	Jane / E.John	Wilson / Price						Villages such as Deddington should be limited to a maximum size of 30-35 houses. The rural development and growth should be steady, or incremental, over the period 2012 to 2031, and not all in the first few years. More weight should be given to the need to preserve agricultural land for farming. Need to consider that the villages do not offer jobs for people in larger developments so adding to the burden of commuting on already crowded and under-maintained roads.

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118	Terry	Byrd	Merton Parish Council					Merton Parish Council would like to produce a Neighbourhood Plan however it is difficult without knowing the current and future needs which is from the Local Plan. The CRAITLUS is incomplete, outdated and skewed. There is a potential site for 37 new homes in Merton however this has not been considered. To restrict developments in the village to conversion is inappropriate as there are no properties suitable for conversion and typically barn conversions tend not to provide affordable houses.
129	Tim	Hibbert						Object to Option 3. No explanation as to why the 3 options have been established. A public meeting is required to discuss the options. Consideration of the proposed relief roads should be suspended until further information is provided.
129	Tim	Hibbert						There is no evidence to show that the Council has considered the impact on flooding from developments. Clarification needed to demonstrate that flooding has been taken into consideration.
147	Frank	Davies						The Plan does not relate to local need. 4 or 5 bedroom properties are not required in villages such as Deddington. There are no jobs in Deddington resulting in the village becoming a dormitory for Banbury or Oxford. There are traffic issues. Lower cost houses to meet the needs of young first buyers and older people wishing to downsize are needed. Clarification needed for the definition of Sustainability.
157	Dorian	Collins	Deddington Parish Council				Consider Deddington only as part of the legally constituted parish including Clifton and Hempton and therefore count any housing development thus encompassed towards the requirement.	The Plan considers Deddington in isolation of the other two villages that make up the parish that is engaged in a Neighbourhood Plan. Deddington has no legally defined and understood boundary.
173	Owen	Jones	Boyer Planning / Bloor Homes (Western) Ltd			Housing Trajectory		Supports the accelerated trajectory for Land West of Bretch Hill. Footnote which recognised that accelerated delivery is not precluded should be reinstated. There should not be any arbitrary phasing restriction applied through the planning application process.
174	Theresa	Goss	Adderbury Parish Council			Policy Banbury 4: Bankside Phase 2		The Parish Council objects to Bankside Phase 2 as it is seen as coalescence of Adderbury and Banbury.
178	Michael	Crofton Briggs	Oxford City Council					Concerned over the significant emphasis given to the knowledge economy. The type of employment development proposed at Bicester will overlap significantly with key sectors of Oxford's economy.
178	Michael	Crofton Briggs	Oxford City Council					Oxford City Council would welcome a discussion with Cherwell District Council on concerns for Bicester.

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189	M	Boswell			C Policies for Cherwell's Places: Banbury	Policy Banbury 3: West of Bretch Hill		Object to Banbury 3 as the proposed development will have a visual intrusion into the countryside and a coalescence of settlements with Wroxton and Drayton Conservation area. Grade 1, 2 and 3a agricultural land will be lost permanently therefore significant protection to this should be given. Impact to the surrounding landscape and its historic features and environment. The allocation is in direct contravention of SO 12. There will be an increase in traffic which will needs addressing. North of Hanwell Fields (Banbury 5) is considered to be a more suitable and sustainable site.
192	Theresa	Goss	Bloxham Parish Council					There is no reference on garden land developments. There should be a clear endorsement of the need to prevent the loss of gardens. There are benefit of gardens to the health and wellbeing of people and the environment.
192	Theresa	Goss	Bloxham Parish Council					Mitigation of development in villages is subject to the creation of local Travel Plans however there is no evidence for the production of these. The SA assumes infill rather than development on greenfield land. It identifies the negative effects of development in rural areas such as transport and loss of air quality.
199	Peter	Atkin	Pegasus Group / Prudential Pensions Ltd			Policy Villages 1: Village Categorisation	Remove the the Type of Development column	The identification of Deddington as a Category A village is supported. Deddington is one of the largest settlements in the District and has a good range of services and facilities. The inclusion of the "Type of Development" to be permitted is ambiguous and should be deleted. A definition is needed for 'minor development'
207	Bob	Kinchin-Smith	Banbury Civic Society					Infrastructure Delivery Plan - Objects to the deletion of all references to the Banbury South to East Link Road (except change 390). This road has long been regarded as essential to Banbury's sustainable growth and almost all references have been deleted from this iteration of the Plan, notwithstanding that Banbury is now expected to accommodate 1600 more homes. The junction improvements will not be able to cope with the traffic increase. The Plan should identify and protect a route for the Banbury South-to-East link road in locations other than Employment Land West of the M40 and that development of sites provides sections of the road as appropriate.
207	Rob	Kinchin-Smith	Banbury Civic Society			Table 14 Infrastructure Plan: Banbury		Banbury South-to-East Link Road to be included?
211	David	Keene	David Lock Associates / Gallagher Estates Ltd (Gavray Drive)			Housing Trajectory		The Plan uses the housing target of 670 dwellings per year which is set in the South East Plan. The 2012 Annual Monitoring Report confirms that there has been an under delivery of new homes in the District. There is an overreliance on South East Bicester to meet a larger proportion of housing growth in Bicester which is required to be delivered within a much shorter timescale. The Housing Trajectory does not demonstrate a reasonable approach to plan for the growth of the District. The number of dwellings and the delivery rate are over optimistic.
213	Laura	Wilkinson	D2 Planning Ltd / Blue Cedar Homes			B.124		The identified need needs to be translated into specific policies to ensure that the required housing is provided to meet the changing needs and demands. The provision of specialist accommodation for the elderly should be specified by a quantum or target to meet the growing needs of the elderly.

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217	Mark	Recchia	Banbury Town Council		D Infrastructure Delivery Plan			Concerned about the lack of any reference to the Banbury South to East Link Road. This road has long been regarded as essential to Banbury's sustainable growth. Almost all references have been deleted, notwithstanding that Banbury is now expected to accommodate 1600 more homes. Junction improvements have been identified. The increased number of cars will lead to further congestion and increase in pollution. The Banbury South to East link road should be identified and protected in the Plan.
218	R	Jones	John Phillips Planning Consultancy / Dr R Jones					The site to the South West of Bicester which is positioned between the A41 and the Wendlebury Road should be made allocated for employment use. The site could be included as part of Bicester 10. The site meets the Council's criteria in the Policy SLE 1 for non-allocated employment proposals, being accessible to an existing and proposed labour supply with good access to public transport and transport links. The site could also be in hotel/leisure use and would comply with Policy SLE 3. The site should be removed from the Green Buffer.
220	Andrew	Hornsby-Smith				Policy Villages 4	Clarification needed that this is an aspirational policy in respect of Kidlington, and that open space and recreational use of land would be supported in suitable locations in the Green Belt areas adjacent to the built up centre.	There is no significant land available within Kidlington to meet the open space need except for the land already identified as part of the Green Belt review.
225	Alex	Arrol	Savills / Kennet Properties Ltd/Thames Water Group					The Council does not intend to progress a specific site allocation DPD that would cover the 3 main settlements of the District. The Bicester and Banbury Masterplans will be SPDs therefore cannot make site allocations, they can only provide additional detail clarifying such allocations.
227	Shahame	Handley			C Policies for Cherwell's Places: Our Villages and Rural Areas			A maximum size for rural developments has not been set. A maximum of 20 dwellings per site would be more appropriate with a view to ensuring a proportionate distribution of housing growth amongst the rural villages. Paragraph C.235 to be amended.
235	Serena	Page	WYG Planning		Executive Summary		New policy suggested.	The Plan needs to go further to assist in the delivery of housing in rural areas, and in meeting the overall targets for growth in the local authority area. The Plan lacks creativity encouraged by the NPPF. The Development Strategy should include an additional policy that provides an alternative way to bring forward new housing development as an exception to the countryside and settlement boundary policies and to encourage residential development to come forward through neighbourhood plans as well.
237	Alex	Wilson	Barton Willmore / A2 Dominion Group					Supports the Plan period extension up to 2031.
237	Alex	Wilson	Barton Willmore / A2 Dominion Group		D Infrastructure Delivery Plan			The requirements would not appear to be based upon a robust assessment. The Bicester Masterplan is supported in principle. There is no evidence base document adequately assessing the infrastructure requirements arising from the proposed growth at Bicester, how this relates to the strategic sites and how this may be delivered.

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238	Simon	Gamage	RPS Planning and Development / Banner Homes and Mr R Bratt		Theme One: Policies for Developing a Sustainable Local Economy		Paragraph B.42 needs amending to make it less negative and bring it in line with Paras B.45, B.46 and Policy SLE1. Wording as "New employment development will be encouraged in the most sustainable and accessible locations in the urban and rural areas. This accords with the Council's strategy for focusing new housing development at Banbury and Bicester, ensuring housing and employment are located in the same place".	The Plan fails to address the development needs of the District outside of Banbury and Bicester. No target identified for the amount of employment development to the rural areas. The Plan does not distribute new development around the District toward the most sustainable locations (other than to Banbury and Bicester).
240	Steven	Neal	Boyer Planning / Wates Developments and Redrow Homes			Housing Trajectory		The housing delivery between 2015 and 2019 seems unrealistic when over 1,200 units will be built per year. The average annual completions over the last 15 years is 577 and only once has the 1,000 dwelling market in 2005/06.
242	John	Howitt	PJ Panning / Watershore Ltd			Appendix 5 Maps	The extent of the area excluded from the area shown as Green Infrastructure on the Proposals Map be amended to tie in with the area by the Section 106 Agreement.	Lack of recognition of an existing site for the provision of essential community facilities at Holm Square. The extent of the site is incorrectly drawn on the proposals map. The Plan should make full use of its existing assets.
244	Peter	Cox						Object to the proposed Green Buffer at Launton. An area of land was originally designated by the Council as potential residential land in 2007. Green Buffer to the immediate east of the A4421 roundabout and next to the East West Rail has been removed. This appears to be an error as it would appear to be incongruous with earlier possibilities of being industrial with a buffer to the east at the point of the old redundant railway to the airfield.
246	Peter	Frampton	Framptons Planning / Banner Homes Ltd		Theme 2: Policies for Building Sustainable Communities	Policy BSC 1: District Wide Housing Distribution		The overarching vision of the Local Plan inadequately makes reference to the provision of development needs that the District requires during the Plan period. The required development needs derived from objective assessments can be provided while maintaining and enhancing the heritage and green environment of the District. The Plan does not meet the full, objectively assessed needs for the market and affordable housing in the housing market area. The focused growth to Banbury and Bicester is not supported as the town centres will need to be strengthened so that they retain their function as large market towns, serving the resident population and a rural hinterland. The Plan should consider allocating a number of smaller sites which will encourage supply and delivery rather than potentially risk saturation through the large developments. The strategic residential allocations are for 400 or more units therefore it will not be easy to deliver these units quickly. Land south of Broughton Road is a suitable site for future housing delivery which will help the Council to maintain a supply of housing land.
246	Peter	Frampton	Framptons Planning / Banner Homes Ltd		Theme Three: Policies for Ensuring Sustainable Development	Policy ESD 15: Green Boundaries to Growth		Land south of Broughton Road should be removed from the proposed Green Buffer as this designation is unnecessary and unjustified. No robust evidence base for the proposed Green Buffers. Policy ESD 15 should introduce an element of flexibility to deliver small and medium sized allocations in sustainable locations which does not harm the character of the area. Land south of Broughton Road is a suitable site for housing. The site will not harm the setting of the settlement of Banbury's distinctive identity.



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246	Peter	Frampton	Framptons Planning / Banner Homes Ltd					Land south of Broughton Road should be allocated for housing. The site is well related to the existing urban form of the settlement and would be comparable in terms of distance to key facilities in the town centre. To the south of the site is naturally constrained by Crouch Hill which will be a defensible boundary for the town in the southerly direction.
261	Ellen	O'Grady	Defence Infrastructure Organisation		C Policies for Cherwell's Places: Bicester	Policy Bicester 2: Graven Hill		The Policy merely mentions B1, B2 and B8 which is unduly restrictive. The Policy should consider and encourage other uses included in the outline planning application (1/101494/OUT). The number of new jobs is questioned and an explanation is needed. The Policy should be amended as "Provision of a peripheral road within the site to function as a relief road for Bicester, enabling through traffic to bypass the Bicester Village roundabout, to access the A41 and thus alleviate existing congestion as part of a secured scheme for the delivery of the SE perimeter road". It is unclear what the 13th bullet point seeks to achieve. MOD cannot control access over land outside its ownership. The site cannot link to Bicester Business Park due to land ownership constraints and the physical barrier of railway embankment. Further amendment as "Sustainable access routes shall be provided including footpaths and cycleways, enhancing green modal accessibility beyond the site to the town centre and Bicester Town Rail Station, where possible linking the development to the existing Public Rights of Way Network". Further amendment as "The use of SuDS in accordance with Policy ESD 7: Sustainable Drainage Systems (SuDS) and the Council's Strategic Flood Risk Assessment". A number of requirements should be deleted as they are either not necessary or there is no evidence to justify the requirement.
268	Anne	Hibbert						Flooding is a major and continuous issue for Wendlebury. No evidence to show the potential knock on effect that developments in Bicester may have on Wendlebury from flooding. Clarification needed on this and mitigation measures considered.
281	V N	Smith	Quantock House					No reference made on the potential use of empty buildings or reference to the scale of the problem.
293	Kevin	Hardy	Power Park Ltd					The current land bank held by Power Park Limited is currently within the proposed Green Buffer boundary. The site should be removed from the Green Buffer.
303	Arron	Twamley	Savills / Barwood Strategic Land II LLP			A.23		The new landscape evidence has resulted in changes to the capacity of the strategic sites within Banbury and has brought a greater imbalance in the housing distribution between Banbury and Bicester. Bicester's traffic congestion will continue to worsen due to the planned growth therefore growth should be focused at Banbury.
303	Arron	Twamley	Savills / Barwood Strategic Land II LLP			Policy ESD 13: Local Landscape Protection and Enhancement		The Policy needs to better reflect the balance between landscape impacts and other factors that weigh in favour of development of particular sites, including sustainability of locations in addition to the capacity of the landscape to accept change. Some of the areas proposed for development in the Plan (for example Banbury 2) are located in an area that is visually sensitive. Proposals in these locations will inevitably cause visual intrusion into open countryside contrary to the 1st bullet point of the policy.

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303	Arron	Twamley	Savills / Barwood Strategic Land II LLP			C.124		The Green Buffers show extensive areas of land that are not between the settlement and surrounding villages, nor related to proposed new development. They effectively form 'Greenbelt' around the main settlements preventing sustainable growth. It is clearly evident that the green boundaries shown within the Banbury and Bicester Masterplans have been introduced so as to 'retrofit' the evidence base to the development strategy. The Council should base policy on up to date and relevant evidence base. There is no need for Policy ESD 15. It is considered development at South West of Banbury can be sensitively laid out and designed to maintain Banbury's distinctive identity and setting. The last bullet point of the policy should be deleted and amended to "for each of the proposed new strategic development areas consideration will need to be given to the landscape setting and the edge to Banbury".
25	David	Sullivan				Sustainability Appraisal		SA. The Plan is not sustainable with the reasons already given. Without effective transport links businesses will not be attracted to Banbury and there will be no jobs for new residents.
26	David	Sullivan				Sustainability Appraisal		SA Without the required transport infrastructure the Plan will not meet the requirements to reduce transport emissions.
94	Antony	Watts	Hanwell Fields Development Action Group			Sustainability Appraisal		SA. Items listed is not consistent for each site, and the Bankside site is not analysed at all, meaning there is no analytical way of presenting the results or benchmarking against an approved site. It is not clear that Banbury 2 and 5 have more negatives than positives.
101	Simon	Turner	Launton Parish Council			Sustainability Appraisal		The SA report does not assign scores, just colours. The best sites for sustainable development are Banbury 1 and Banbury 3.
101	Simon	Turner	Launton Parish Council			Sustainability Appraisal		SA. The major reduction in extent of the Green Buffer protecting Launton from Bicester renders the buffer completely ineffective as developers will be building closer to Launton. The change conflicts with notes about risk of coalescence in the Sustainability Appraisal Report and Officer's response to the Options for Growth 2009 consultation.
101	Simon	Turner	Launton Parish Council			Sustainability Appraisal		The Sustainability Appraisal clearly shows that it has already been established that building up to the railway line would encroach towards Launton, and is unacceptable due to the risk of coalescence: so why does the Green Buffer report seem to think that development up to that railway line would be acceptable
195	Andrew	Docherty	Hives Planning / Oxford Diocesan Board of Finance (ODBF) and the trustees of the Adderbury and Milton Feoffee Charity			Sustainability Appraisal		SA. Para 3.2.2: It is the view of the ODBF that the 2013 work (evidence) has been a post-hoc justification of policies and text that previously had minimal evidence-based support, rather than, for example, an update based on changing baselines.

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195	Andrew	Docherty	Hives Planning / Oxford Diocesan Board of Finance (ODBF) and the trustees of the Adderbury and Milton Feoffee Charity			Sustainability Appraisal		SA, SA Para 3.4 sets out how 'significance' of impacts has been assessed, including: 'How valuable and vulnerable is the receptor that is being impacted?' The PSLPC fail to make the same distinction, in that they are giving a similar level of presumption against development for valuable assets, such as the AONB, Green Belt and designated heritage assets, as for assets of only local value, notably Salt Way and its setting. Hence, when considering SA Tables 3.2 and 6.1, LP Policy ESD 15 and its associated paragraphs make it impossible to distinguish between 'Minor negative' and 'Major negative' impacts.
195	Andrew	Docherty	Hives Planning / Oxford Diocesan Board of Finance (ODBF) and the trustees of the Adderbury and Milton Feoffee Charity			Sustainability Appraisal		SA Para 3.6.1 refers to consultation responses that identified issues with the Pre-Submission Local Plan, including (inter alia): How the need for additional growth and alternative sites was assessed and how the process of selection of sites was undertaken; Why some strategic housing sites which had identified environmental constraints had still been taken forward; Policy ESD 15: Green Boundaries to Growth was not assessed;
195	Andrew	Docherty	Hives Planning / Oxford Diocesan Board of Finance (ODBF) and the trustees of the Adderbury and Milton Feoffee Charity			Sustainability Appraisal		SA Table 5.1: Sustainability baseline data summary: 10) Landscape and Historic Assets: The 2nd and third bullets of this table section refer to the 2010 and 2013 Landscape Capacity and Sensitivity Studies. The landscape of the District has not changed so much over three years as to justify a new Study. It is the ODBF view that the Local Plan allocations and Green Buffer policy could not be justified by the 2010 Study (the purpose of which was to inform the Local Plan); so a second Study was commissioned to provide post-hoc justification for those allocations and policies.
195	Andrew	Docherty	Hives Planning / Oxford Diocesan Board of Finance (ODBF) and the trustees of the Adderbury and Milton Feoffee Charity			Sustainability Appraisal		SA Table 5.1: Sustainability baseline data summary: 10) Landscape and Historic Assets: The landscape and historic assets scheduled in Table 5.1 do not include Salt Way. It is not until Table 5.1 at p47, 3rd bullet, that Salt Way is referred to as a constraint – with no prior evidence in Table 5.1 as to why it should be, and with footnoted reference to the 2013 Landscape Study. It therefore appears that there was no evidence of the value of Salt Way at the time that the housing allocations and Green Buffers were set.
195	Andrew	Docherty	Hives Planning / Oxford Diocesan Board of Finance (ODBF) and the trustees of the Adderbury and Milton Feoffee Charity			Sustainability Appraisal		SA Table 5.1: Sustainability baseline data summary: 10) Landscape and Historic Assets: p48, final two bullets: The Green Buffers were included in the PreSubmission Local Plan. This section of Table 5.1 and its related footnotes make it clear that the Green Buffer policy and extent were given post-hoc justification only in January 2013. This significantly undermines the evidence base and soundness of Policy ESD 15 and its associated paragraphs and Proposals Map. The penultimate bullet point refers to Banbury, with reference to: 'the historic Salt Way and important views'. There appears to be no judgment in using 'historic' and 'important' here, as required by SA Para 3.4: 'How valuable and vulnerable is the receptor that is being impacted?'

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195	Andrew	Docherty	Hives Planning / Oxford Diocesan Board of Finance (ODBF) and the trustees of the Adderbury and Milton Feoffee Charity			Sustainability Appraisal		SA Table 6.1 pp 61/62: SA Objective 11: This sets out the countryside and historic environment objectives of the SA. These objectives should be applied with the significance weighting set out in the SA (see above).
195	Andrew	Docherty	Hives Planning / Oxford Diocesan Board of Finance (ODBF) and the trustees of the Adderbury and Milton Feoffee Charity			Sustainability Appraisal		SA Justification of Selection of Reasonable Alternatives at the options for growth stage for the Strategic Distribution of Development; 2nd Para: ODBF does not agree that landscape constraints limit development at Banbury to the extent claimed by the Council and the SA – a similar point is made at Para 2.4 above.
195	Andrew	Docherty	Hives Planning / Oxford Diocesan Board of Finance (ODBF) and the trustees of the Adderbury and Milton Feoffee Charity			Sustainability Appraisal		SA Table 8.1 Theme 3, pp 86, 87, 2nd column, 3rd Para: The SA finds Policy ESD15 acceptable. However, it fails to apply the SA Para 3.2.2 'value' principle, or the weighting required by NPPF Paras 14, 113 and 128-141: it does not assess the effects on housing provision and flexibility that will arise from applying a development constraint based on assets of only local value. (SA Table 6.1 SA Objectives 1,6 and 7, in balance with Objective 11). The SA does not provide an accurate account of the sustainability credentials of the options for strategic development at Banbury and therefore fails to ensure that the 17 policies and proposals within the PSLPC represent the most appropriate strategy when considered against the reasonable alternatives.
195	Andrew	Docherty	Hives Planning / Oxford Diocesan Board of Finance (ODBF) and the trustees of the Adderbury and Milton Feoffee Charity			Sustainability Appraisal		SA. Canalside – even though expected housing out-turn has reduced, the sustainability performance of Banbury Canalside has been overstated. The re-development of the site relies on the extensive relocation of employment uses (with circa 50 different land ownership interests) many of which exist because of the town centre location – it is currently unclear where alternative sites are to be found. As such there is a clear risk to existing businesses and the economic performance of Banbury. CPO powers will be required to assemble the land - it has not been demonstrated that the proposals are deliverable within the plan period. The above factors have not been taken into account in the SA.
195	Andrew	Docherty	Hives Planning / Oxford Diocesan Board of Finance (ODBF) and the trustees of the Adderbury and Milton Feoffee Charity			Sustainability Appraisal		SA. South Banbury – the relative sustainability benefits associated with development south of Banbury have not been accurately assessed in the SA, particularly when compared to other sites in the PSLP and PSLPC.
209	Angus	Bates	Bloombridge Hill Street Holdings Limited			Sustainability Appraisal		SA. Section 2.4 (page 14) - We feel that the three bullet points do not adequately explain the on-going role of Kidlington; the danger being that this settlement could be given a somewhat confused identity. Is it identified for (modest) growth, or will growth be limited in line with a rural area categorization. We suggest that the strategy should be set out as four bullets, not three (on page 14); and we note that Kidlington is five times the size of the next rural settlement (Bloxham). We are clear that the Sustainability Assessment has been undertaken fully and correctly, but we suggest that the findings should be presented in a slightly different way in order to distinguish the future role of Kidlington, in particular. Failing to do this may undermine and limit the potential of the proposed localized Green Belt review (as it may lack consistency with the Sustainability Appraisal). This is a presentational point.

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209	Angus	Bates	Bloombridge Hill Street Holdings Limited			Sustainability Appraisal		<p>SA, Table 5.1 - We have the following observations:</p> <p>a. Part 5 (Communities) - We note the deficiencies in parks and gardens and the proposals for additional provision on the northern outskirts of Kidlington. Generally, we feel that the north of Kidlington offers good potential for 'community building' including an improved gateway on Langford Lane and better accessibility to jobs.</p> <p>b. Part 8 (Air Quality) - We note concerns regarding air quality on Bicester Road, Kidlington.</p> <p>c. Part 11 (Transport) - We note that Kidlington can accommodate development in a sustainable way with minimal adverse impact on the transport network.</p> <p>d. Part 16 (Economy) - We are surprised that no mention is made of the latest Employment Land Review (URS, 2012), nor is there any definition of how the Kidlington market has performed relative to Bicester and Banbury. In a similar vein, a key challenge is the lack of employment land available in Kidlington; which will certainly have a bearing on the Sustainability Appraisal (ie a negative impact if not addressed).</p> <p>e. Page 74 - in relation to the Green Belt, we take a slightly different interpretation of the South East Plan; which (in our opinion) is clear that a strategic review of the Green Belt around Oxford is not necessary, but it does provide scope for selective localized reviews, which is what we are seeking to encourage in relation to Langford Lane. We concur that there is no case for reviewing the strategic components of the Oxford Green Belt, including the important gaps around settlements such as Begbroke and Yarnton, and the approaches to Oxford along the A44. We note that the level of analysis in the Sustainability Assessment stops short of differentiating between the impacts of a localized review of the Green Belt, compared with the strategic impacts (and justification); for example in relation to Table B27.</p>
209	Angus	Bates	Bloombridge Hill Street Holdings Limited			Sustainability Appraisal		<p>SA, Table B14 Bicester Gateway - The Sustainability Appraisal lists four key areas for mitigation: an FRA for commercial development; an assessment of agricultural land quality; a Habitats Management Plan; and archaeology. Our initial investigations confirm that all of these considerations can be mitigated within the Master Plan for this site. This is a good site for development and has the potential to signal and lead the development proposed in the Bicester Master Plan.</p>

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209	Angus	Bates	Bloombridge Hill Street Holdings Limited			Sustainability Appraisal		<p>SA. Table B27 Kidlington 1 - We have the following observations:</p> <p>f. Objective 2: The Sustainability Assessment should record that Langford Lane is not in a flood risk area.</p> <p>g. Objective 8: The land for Oxford Technology Park was (more than 10 years ago) a rugby club and, as such, is not the best or most versatile agricultural land. It is not farmed at present.</p> <p>h. Objective 10: Our Ecology Report for Oxford Technology Park is with the Council. The development of this land will not give rise to any significant biodiversity impacts.</p> <p>i. Objective 11: Oxford Technology Park provides an opportunity to create a well-designed approach to the urban edge of Kidlington, as approached along Langford Lane. There is no impact on the rather more rural approach to Oxford along the A44 (as evidenced in our Landscape &amp; Green Belt Review undertaken by LDA, 2013).</p>
209	Angus	Bates	Bloombridge Hill Street Holdings Limited			Sustainability Appraisal		<p>SA. Generally, we would suggest that the Sustainability Appraisal should have differentiated between the two 'Kidlington 1' areas identified to be subject to a Green Belt review. They are different in characteristic, the employment offer is different, the employment need is different (eg in terms of the existing availability of space at Begbroke Science Park) and the promotion efforts are at different stages (the case for Oxford Technology Park is at an advanced stage).</p>
211	David	Keene	David Lock Associates / Gallagher Estates Ltd (Gavray Drive)			Sustainability Appraisal		<p>SA. Table B16 of Annex B: Selected Sites and Policies Assessment Tables provides an assessment of the South East Bicester site, yet fails to acknowledge: the increase in dwelling capacity from 150 to 400; and the impacts associated with this increase and any changes to mitigation or enhancement strategies.</p>

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232	Sinéad	Morrisey	Rapleys LLP / Pandora Ltd			Sustainability Appraisal		<p>SA. The appraisal in Table 8.1 in respect of the sites in Banbury is very inconsistent in terms of the impacts identified relative to each of the housing sites. The full benefits of BAN2 are simply not recognised relative to other sites.</p> <p>By definition, the same significant positive effects that are identified for the other Banbury housing allocations equally apply to BAN2. Similarly, it is considered that there are minor positive effects in relation to health and well-being, sustaining vibrant communities, road congestion and travel rather than purely negative effects. BAN2 must score more positively, certainly in terms of congestion and travel related to economic opportunities given its location adjacent to established employment areas. BAN3 and 5 are identified as minor positive in all of these.</p> <p>The inconsistencies in the analysis become even more apparent when compared to the Theme 2 Housing and Community policies in Table 8.1 on page 94 of the Document. Similar arguments apply in relation to SA Objective 1 in terms of housing allocations helping to meet requirements. The SA needs to more positively recognise BAN 2.</p>
232	Sinéad	Morrisey	Rapleys LLP / Pandora Ltd			Sustainability Appraisal		<p>SA. Table 8.3 dealing with cumulative effects identifies that ALL Banbury strategic Site Policies have potential positive cumulative effects in terms of new development contributing to reducing poverty and social exclusion and creating vibrant communities – this is far from fully recognised within Table 8.1 in relation to BAN2.</p>
232	Sinéad	Morrisey	Rapleys LLP / Pandora Ltd			Sustainability Appraisal		<p>SA. Page 5 notes: “the SA Report includes updated evidence and had taken into account Representations received during the Consultation...” We do not accept that this is the case, as the ‘response’ to our original representations set out in Annex D does not address our concerns, but merely states what new studies have been done to justify a reduction in the development level on the western side of Southam Road.</p> <p>Paragraph 3.6.1 of the Report gives a very brief summary of the key points made during the earlier consultation, but makes NO mention of BAN2 reps, whilst Hanwell Fields and West of Bretch Hill are specifically mentioned.</p>
232	Sinéad	Morrisey	Rapleys LLP / Pandora Ltd			Sustainability Appraisal		<p>There is a lack of ‘follow through’/accuracy in Table 8.1 relative to the changes being made to the Policy and the effect that these changes would have on the sustainability appraisal within Annex B Table B18.</p>
232	Sinéad	Morrisey	Rapleys LLP / Pandora Ltd			Sustainability Appraisal		<p>Table B18 Appraisal objective 4 recognises the provision of extra care housing, but this is NOT reflected in comment on objective 1.</p>

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240	Steven	Neal	Boyer Planning / Wates Developments and Redrow Homes			Sustainability Appraisal		SA. Table B16 of the Sustainability Appraisal has not been updated in its entirety. Under the heading 'SA Objective 1' relating to "the opportunity to live in a decent, sustainably constructed and affordable home", the synopsis makes reference to the provision of 150 new homes. Accordingly, the table needs to be updated to reflect the increase, which we suggest should be to 300 units. We consider that the assessment for the site in each of the short, medium and long term should be increased from '+' to '++' to ensure consistency with the appraisal of other sites. For instance, the assessment of South West Bicester Phase 2 in table B9 credits the site with '+' for 21 hectare provision of housing land. In the case of South east Bicester, the total allocation is 22 hectares which has the potential to contribute a greater provision of housing and should therefore be amended to reflect this.
284	J	Burrett				Sustainability Appraisal		SA. Where the site of the Roman town plus annexe and surrounding fields is mentioned in this report there is a spelling mistake ALCHESTER is the official name not ACHESTER
284	J	Burrett				Sustainability Appraisal		SA. Reference is made to the GAGLE BROOK in particular which flows from Bignell Park area through Chesterton, under the Wendlebury to Bicester old road, past the ALCHESTER site and then into the Langford Brook and to the River Ray system.  Because of the proposed 'possible Bicester Relief Road' which might go from the A41 to Aylesbury, through the Graven Hill site and connect with the A41 near J9/M40 with a roundabout just north of Wendlebury village I now enclose a copy of the catchment location plan for WENDLEBURY BROOK. The costs to mitigate the proposed route for the "possible strategic Bicester Relief Road" to connect to the A41 just north of Wendlebury will be very high due to mitigation required to protect Wendlebury from the additional flood risks which would arise because of speed of run off from the hard road surface drainage systems. Greater areas of farm land would be used up for mitigation ponds as well as the land needed for the roads.



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284	J	Burrett				Sustainability Appraisal		SA, Page 31 Table 5.1 From my own experience of 33 years in Wendlebury I know that when high water events were expected in the past that semi-treated sewage had to be released into the Langford Brook from the Bicester treatment works. This led to much higher growth levels of vegetation in the Langford Brook because of the bacteria levels. As far as Wendlebury specifically has been concerned, over the decades, the positive pumping of foul water back up to Bicester Treatment works has had problems on many occasions.  As the sustainability appraisal report sets out on page 31, there may be many more of these events in Wendlebury because of the increase in sudden rainfall events in both winter and summer. Flooding also leads to sewage treatment problems not only to excess surface water for a while. Management of sewage treatment for the communities around Bicester is just as important as for the increased housing and development proposed in the Bicester Master Plan and the Local Plan. Thames Water should be actively involved so that the potential responsibilities and costs for developers are made very clear indeed. It is not something which CDC can add on afterwards.
299	Peter	Brown	Drayton Parish Council			Sustainability Appraisal		SA. Supports the addition of Sor Brook as part of the Council's Landscape Evidence Base but considers that the redefining of Wroxton Park puts the Arch at risk.  The revised wording of the clause refers to a green edge rather than clear green boundaries and is as a result a weaker policy for maintaining the separation between Banbury and Drayton Village.
301		Gerald	Baldwin			Sustainability Appraisal		SA. Support route 2b in preference but if either 2c or 3 were implemented, we would seek that the council (a) situates the routes as far from our boundaries as possible (b) does not encroach on to our land and (c) implements noise prevention measures. The 5 Wretchwick farm properties are Grade II listed and have been here for over 200 years. We consider therefore that they should not be demolished in favour of any road. We strongly object to this. We believe that a different solution can be achieved that will not impact on any of our properties
308	Richard	Cutler	Bloombridge Hill Street Holdings Limited			Sustainability Appraisal		SA. Section 2.4 (page 14) - We feel that the three bullet points do not adequately explain the on-going role of Kidlington; the danger being that this settlement could be given a somewhat confused identity. Is it identified for (modest) growth, or will growth be limited in line with a rural area categorization. We suggest that the strategy should be set out as four bullets, not three (on page 14); and we note that Kidlington is five times the size of the next rural settlement (Bloxham). We are clear that the Sustainability Assessment has been undertaken fully and correctly, but we suggest that the findings should be presented in a slightly different way in order to distinguish the future role of Kidlington, in particular. Failing to do this may undermine and limit the potential of the proposed localized Green Belt review (as it may lack consistency with the Sustainability Appraisal). This is a presentational point.

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308	Richard	Cutler	Bloombridge Hill Street Holdings Limited			Sustainability Appraisal		<p>SA, Table B14 Bicester Gateway - The Sustainability Appraisal lists four key areas for mitigation: an FRA for commercial development; an assessment of agricultural land quality; a Habitats Management Plan; and archaeology. Our initial investigations confirm that all of these considerations can be mitigated within the Master Plan for this site. This is a good site for development and has the potential to signal and lead the development proposed in the Bicester Master Plan.</p>

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